

16 Victoria Court

Victoria Avenue, Chard, Somerset, TA20 1GA



PRICE: £77,500

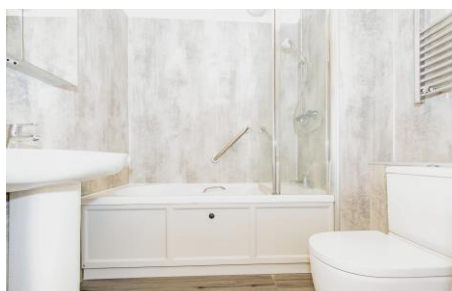
Lease: 125 years from 2003

Property Description:

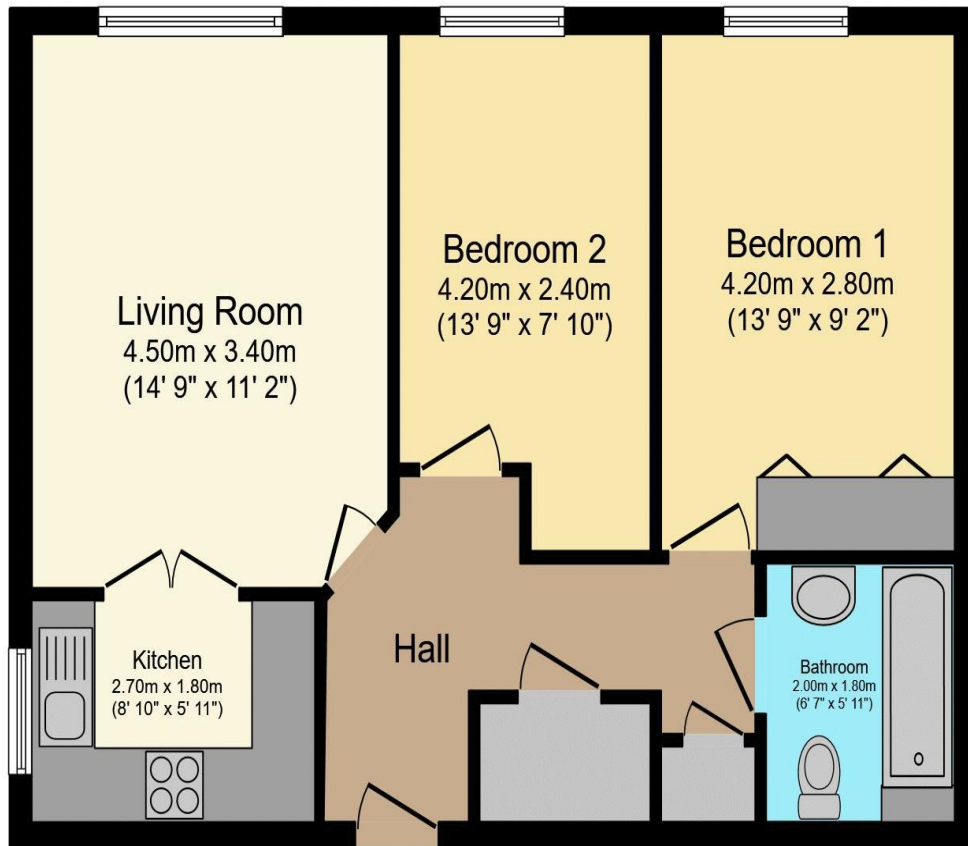
****GROUND RENT FREE**** A TWO BEDROOM FIRST FLOOR RETIREMENT APARTMENT Victoria Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 43 properties arranged over 4 floors. The Visiting Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Visiting Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge/dining area, fitted kitchen, one or two bedrooms and fitted bathroom. It is a condition of purchase that residents be over the age of 55 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

Residents' lounge
Communal Laundry
24 hour emergency Appello system.
Video door entry system (linked to owners
TV)
Development Manager

Guest Suite
Minimum Age 55
Lift to all floors
Lease 125 years from 2003



**For more details or to make an appointment to view, please contact
Rachel Hazell**



Total floor area 56.3 sq.m. (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31.8.24

Annual Ground Rent:

£0.00

Ground Rent Period Review:

2026

Annual Service Charge:

£4554.63

Council Tax Band:

B

Event Fees:

1% Transfer

1% Contingency

Retirement Homesearch, Queensway House, 11 Queensway, New Milton, Hampshire, BH25 5NR
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Registered in England No. 3829469



These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.