

Apartment 16, Middleway House, Blagdon Village, Kinglake Drive, Taunton, Somerset , TA1 3RR

(Awaiting Floor Plan & EPC)



£245,000
Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Blagdon Village reception. Thank you.

Delightful Top floor 2 bedroom apartment offering well-appointed accommodation

- **Dual Aspect Sitting / Dining Room**
- **Well Equipped Kitchen open plan kitchen**
- **Shower room**
- **Bedroom with En-suite**
- **Second Bedroom/study/dressing room**
- **Excellent Communal Facilities**



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Tenure: Leasehold

Secure communal entry with automatic doors into lobby with stairs and lift to all floors.

Entrance / Hallway:

L shaped hallway with, Care Tech call monitor system for 24 hour emergency assistance, airing cupboard with slatted shelves, housing hot water tank and boiler, large storage cupboard housing consumer fuse unit, coving to ceiling, Panel glazed double doors onto;



Sitting / Dining Room: Wall to front aspect gently sloping,

A bright dual aspect room with large glazed double doors onto a Juliet balcony and a further double glazed window to the front aspect offering views of the Quantock Hills in the distance. 2 x radiators, TV/FM telephone and power points, coved ceiling, 2 x ceiling pendant light fittings, opening into;

Kitchen:

Comprising; range of eye and base units in a burgundy gloss finish with complementary work tops and tiled splash-backs. Integrated appliances include: waist height electric double oven, 4 ring ceramic hob with overhead extractor, in-set one and a half bowl stainless steel sink and drainer, fridge freezer, dishwasher, washer/dryer and plinth heater, plenty of power points. A front aspect double glazed window creates light and affords very pleasant views.



Bedroom One:

Rear aspect double glazed window, coved ceiling, radiator, built-in double wardrobe, telephone and power points and hearing loop. Door onto;



En-suite:

Fully tiled enclosed shower cubicle with riser shower, pedestal wash hand basin with wall mounted mirror and shaver point/light, low level WC, towel radiator and extractor fan.

Bedroom Two: (Into Window) plus door return

Rear aspect double glazed window creating a bright room, built-in wardrobe with hanging rail and shelf, telephone and power points, coved ceiling and radiator.



Shower room:

The original bath has been replaced with a full width walk –in shower cubicle with riser shower, pedestal wash hand basin with wall mounted mirror and shaver point/light, low level WC, radiator and extractor fan.

Additional Comments/Star features: The original show apartment on the site presented in great condition. Curtains, blinds, carpets and light fittings are included in the sale.

KEY FACTS SALES		Apartment 16, Middleway House, Blagdon Village, Kinglake Drive, Taunton, Somerset, TA1 3RR	Created 11/9/2020
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Blagdon Village Management Ltd (Management company).	
	Description of unit (type and beds)	2 Bedroom Level 3	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one or two persons	Lease
	Tenure	Leasehold - 125 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£245,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. Garages - Subject to availability - Lease fee for one garage is currently 12,000 with 6,000 refunded when the garage is surrendered plus a ground rent of 25 per annum.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Jan 2020 to Dec 2020	Service charge: £4,811.40 pa Single Occupancy and £5,111.40 pa for Double Occupancy.	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £72,383.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
	Ground rent	Currently £275 per annum - fixed for the duration of the lease	Lease, FAQ's
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electric, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band D - £1,775.13 pa	Taunton Deane Borough Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	5% (1st year), 10% (2nd year) or 12.5% (after year 2) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	Inclusive if using RV PROPERTY HOLDINGS LTD property re-sale service	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 60 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease