



Apartment 7, Middleway House, Blagdon Village, Kinglake Drive, Taunton, Somerset TA1 3RR



£239,000
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.

A ground floor two bedroom apartment very close to the main club house and facilities, comprising;

- Entrance Hall
- Well- Appointed Sitting/Dining Room
- Integral Fitted Kitchen
- Main Bedroom with En-Suite
- Bedroom Two
- Bathroom
- Excellent Facilities
- Well Maintained Communal Gardens



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Tenure: Leasehold

Entrance Hall:

L shaped entrance hall with radiator, coving, telephone and power points, wall mounted 24 hour emergency call system, airing cupboard with hot water tank, half height glazed double doors onto;

Sitting /Dining Room:

A spacious bright airy triple aspect room with French doors onto a small paved patio area and access to a very close by parking space. TV/FM, telephone and power points, two ceiling light fittings, (curtains and blinds included in sale) opening into;



Kitchen:

Fitted kitchen with range of eye and base level units, inset one and a half bowl stainless steel sink with tiled surround, coved ceiling, built-in wine rack, cupboard mounted boiler, integrated appliances include; double electric oven with overhead extractor fan, fridge freezer, washer dryer, plinth heater and slim line dishwasher.



Bedroom One:

Front aspect window, built-in double wardrobe, coved ceiling, telephone and power points, door into;

En-suite:

Comprising; fully tiled enclosed shower cubicle with riser shower, pedestal wash hand basin, low level WC, wall mounted mirror with shaver point and light, extractor, ¾ tiling to walls and non-slip flooring.



Bedroom Two:

Front aspect window, built-in double wardrobe, radiator, telephone and power points, coving to ceiling.

Bathroom:

A generous sized bathroom comprising; panel enclosed bath with hand held shower attachment, pedestal wash hand basin, low level WC, radiator, wall mounted mirror with shaver point, extractor fan, ¾ tiling to walls and non-slip flooring to floors.



KEY FACTS SALES	Apartment 7, Middleway House, Blagdon Viollage, 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 Ground Floor Apartment	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	£239,000	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 for single occupancy, additional £300 PA for double occupancy
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	Electricity, 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 the property is 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