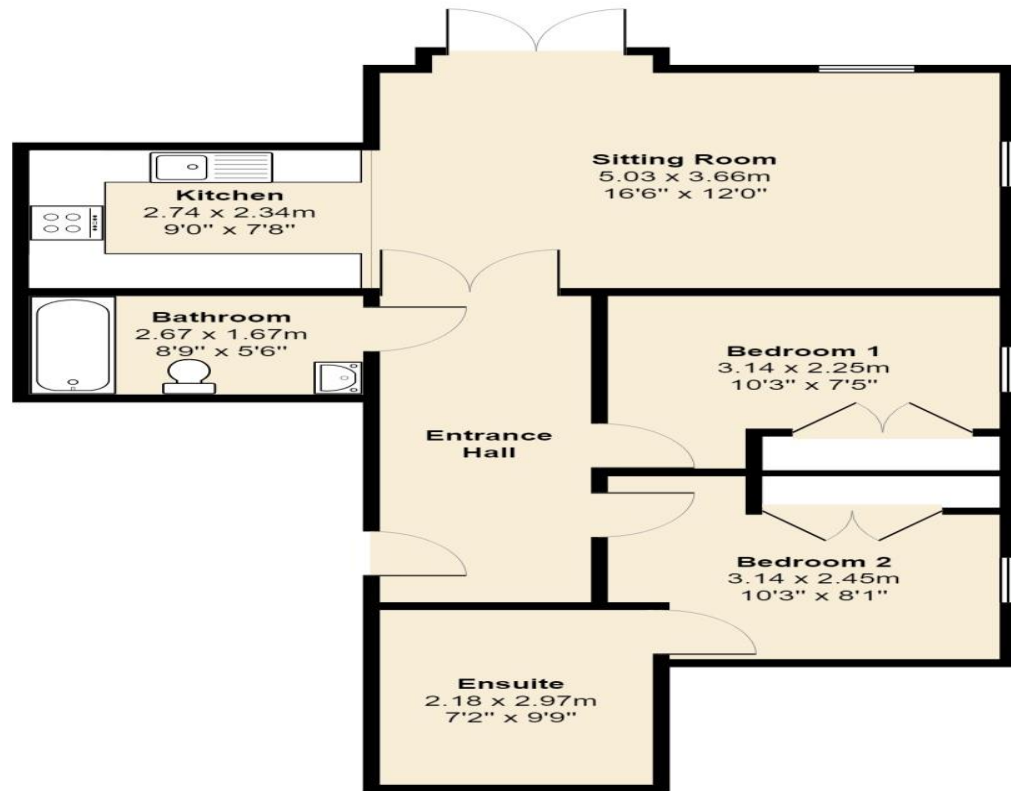


Flat 45, Vivary House, TA1 3RR



Total Area: 66.2 m<sup>2</sup> ... 713 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

Apartment 45, Vivary House, Blagdon Village, Kinglake Drive, Taunton, Somerset TA1 3RR



**£235,000**  
**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 delightful two bedroom ground floor apartment with small patio located near to facilities comprising;

- Triple Aspect Sitting / Dining Room
- Well-Equipped Kitchen
- Master Bedroom with En-Suite Shower Room
- Bedroom Two
- Further Bathroom
- Excellent communal facilities and beautiful maintained grounds
- Automatic opening doors lead into a communal Lobby accessed by a key fob





**Apartment 45, Vivary House, Blagdon Village, Kinglake Drive, Taunton, Somerset TA1 3RR**



**Entrance/Hallway:**

L shaped hallway with radiator, coving, wall mounted call monitor for 24 hour emergency assistance, telephone & power points, airing cupboard with hot water tank, Panel glazed double doors onto;



**Sitting /Dining Room:**

A well-appointed triple aspect room with French doors set in a bay that opens onto a small paved area with well-established shrubs and plants. TV/FM and telephone points, 2 x radiators (GCH) coved ceiling, 2 x ceiling lights, curtains and vertical blinds (included in the sale). Opening onto;

**Kitchen:**

Integral modern kitchen with a range of eye and base level units and drawers with carousel, complementary work tops and tiled walls, inset one and a half bowl stainless steel sink unit, 4 ring ceramic hob with overhead extractor fan, waist height electric double oven, plinth heater. Integrated appliances include; washer /dryer, SL dishwasher and fridge freezer.



**Bedroom One:**

Front aspect double glazed window, built-in double wardrobes, coving to ceiling, hearing loop, TV/FM, power and telephone points. Door into;



**En-suite:**

Enclosed shower cubicle, pedestal wash hand basin, low level WC, radiator, wall mounted mirror with shaver point and light above & extractor fan.

**Bedroom Two:**

Front aspect window, built-in double wardrobe, coved ceiling, radiator, telephone, radio and power points with hearing loop.



**Bathroom:**

Generous size bathroom with panel enclosed bath, pedestal wash hand basin, low level WC, radiator, part tiled part painted decor, wall mounted mirror with shaver point and light above, extractor fan and carpeted flooring.

KEY FACTS SALES	Apartment 45, Vivary House, Blagdon Village, Kinglake Drive, Taunton, Somerset, TA1 3RR		Created 11/9/2020
<b>Property Details</b>	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	
<b>Cost of moving into property</b>	Asking Price	£235,000	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)	
<b>Ongoing charges while living in the Retirement Community</b>	Service charge from Jan 2020 to Dec 2020	Service charge: £4,811.40 PA for single occupancy, additional £300 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
<b>Care Costs</b>	Provided by an external provider	Price on application	
<b>Insurance arrangements</b>	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	
<b>Ongoing fees residents will have to pay in addition</b>	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	
<b>Charges when leaving or selling the property</b>	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
<b>Restriction on selling the property</b>		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