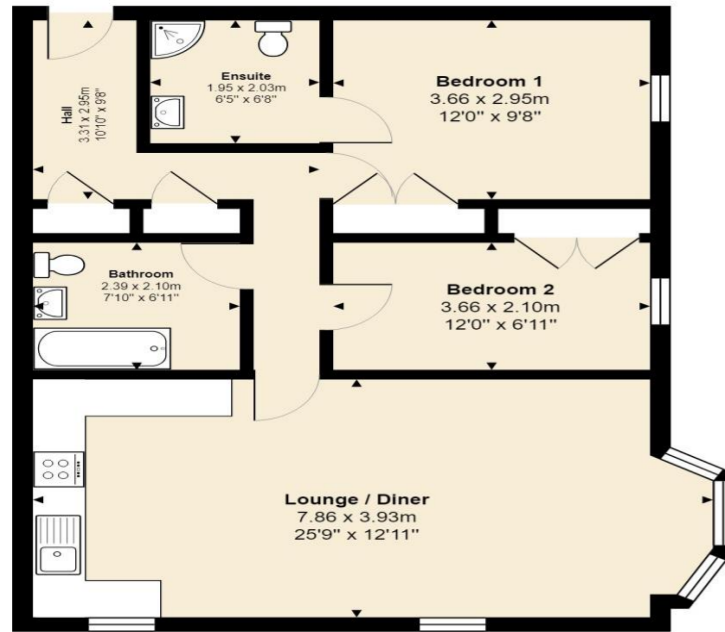


Flat 72, Sherford Lodge Kinglake Drive, Taunton TA1 3RR



Total Area: 71.7 m² ... 772 ft²
 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	81	81
(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 72, Sherford Lodge, 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.

Nicely situated second floor two bedroom apartment with lift access, Comprising;

- Bright Dual Aspect Sitting / Dining Room
- Open-plan kitchen with window
- Bedroom one with en-suite shower room
- Second Bedroom
- Additional Bathroom
- Excellent communal facilities



Apartment 72, Sherford Lodge, Blagdon Village, Kinglake Drive, Taunton, Somerset TA1 3RR



Entrance Hall:

L shaped hallway with wall mounted call monitor, radiator, coved ceiling, airing and storage cupboards, telephone & power points, Half glazed double doors onto;

Sitting / Dining Room:

A very well-appointed bright dual aspect room which has a feeling of space coupled with a pleasant outlook. Large rear aspect bay window and 2 further windows, 2 x radiators, TV/FM telephone and power points, open plan onto;



Kitchen:

Well-equipped modern kitchen comprising; a range of eye and base level cupboards and drawers in a white gloss finish with complementary worktops and tiled splash-back. In-set 1/ 1/2 bowl stainless steel sink unit, integrated 4 ring ceramic hob with overhead extractor, waist height electric double oven, slim-line dishwasher, washer/dryer, fridge-freezer, and concealed wall mounted boiler in cupboard, plinth heater, and non-slip floor. Rear aspect double glazed window.



Master Bedroom:

Double glazed rear aspect window, radiator, built-in double wardrobe, telephone and power points, door onto;

En-Suite Bathroom:

Comprising; enclosed shower cubicle, pedestal wash hand basin, low level WC, wall mounted mirror with shaver point and light, extractor fan and radiator.



Bedroom Two:

Rear aspect double glazed window, built-in double wardrobe with shelf & hanging rail, coved ceiling, radiator and power points.

Bathroom:

Comprising; panel enclosed bath with hand held shower attachment, pedestal washbasin, low level WC, radiator, part tiled part painted decor, wall mounted mirror with shaver point with light & extractor fan.



Outside

Attractive communal gardens with an array of mature trees, shrubs and plants and seated areas for the residents.

KEY FACTS SALES		Apartment 72, Sherford Lodge, 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 Second 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	£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)	
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 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	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 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