

## 22 Gordon Court Flood Lane Bridport Dorset DT6 3FZ



**Guide Price £195,000 Leasehold**

A first floor, 1 bedroom retirement apartment within this very modern complex affording luxury accommodation and excellent communal services, ready to move into, within easy walk of Bridport town centre



**SITUATION:** The Gordon Court complex of retirement apartments is situated on the far end of South Street within easy, almost level walking distance of the vibrant town centre of Bridport. This particular apartment lies on the north side of the development with views to the north and west.

Morrisons, Groves Garden Centre, The Crown pub and a bus stop are very close by whilst the higher part of South Street is served with a twice-weekly street market, museum, library, St Mary's Church, the Electric Palace Cinema/Theatre, the Art Centre, cafes and restaurants and Bucky Doo Square which acts as a venue for bands and community events all year round. There is also an outdoor bowls club within easy reach, a recreational ground, the community orchard and the Leisure Centre with indoor swimming pool.

The coast at West Bay lies approximately 1.5 miles to the south with hard walkways accessed close by, where there are beaches, a boating and fishing harbour and access to the Jurassic Coastline and South West Coastal Paths.

**GORDON COURT RETIREMENT COMPLEX** comprises 38 apartments (affording 1 and 2 bedrooms) and was built some 3 years ago by McCarthy and Stone to exacting standards (including wheelchair facilities) and caters for the over 60's. It extends onto 3 floors, with central lift and staircase access. Communal facilities include a large terraced outdoor space for enjoying sitting out in the sunshine, a residents' lounge/kitchen area which is the meeting place for a wide variety of activities and film shows, a guest suite, recycling bay and mobility scooter facility. It is understood that there are additional storage lockers available subject to charge and parking spaces are also charged for.

**NO 22, GORDON COURT** comprises a first floor flat enjoying a north-facing outlook with Juliet-style balcony and there are also views to the west. The lift access is very close by and there is also a staircase back-up. This flat is beautifully presented by this house-proud seller with plush carpets, luxury kitchen and shower room suites, designer curtains and light fittings and excellent and tasteful decor.

**DIRECTIONS:** From the centre of Bridport travelling south along South Street, the complex will be found on the left-hand side just after the turning to Morrisons with access off Flood Lane.

**THE ACCOMMODATION** affords a mainly glazed, modern fire door opening to an

**ENTRANCE HALL:** Walk-in and lit cupboard housing the Gledhill hot water boiler and slatted shelving storage together with the Vent Axia unit and a washing machine. Door bell and emergency call facility.

**LOUNGE/DINING AREA** with walk-in cupboard housing the electric meters and shelving. glazed door opening to a Juliet balcony facing north with glazed side panel and opening fan light to the side. Electric panel heater.

**KITCHEN** which is well fitted with a range of wall-mounted cupboards and base units comprising pan drawers and cupboards with a Carousel corner unit, integrated fridge and freezer and oven with work surface over incorporating a Bosch induction hob with cooker hood over and single drainer stainless steel sink unit with mixer tap and with window over. Under-unit lighting and quadruple central ceiling spotlight. (Plumbing for dishwasher but now replaced with base unit.)

**DOUBLE BEDROOM** with window to hillside views, walk-in wardrobe/dressing room with hanging rails and shelving.

**SHOWER ROOM** with curve-shaped corner shower cubicle with handrails and single shower head, basin and WC in cupboard housing with shelf over, wall mirror and triple spotlight ceiling light.

#### **OUTSIDE**

There is a parking area with spaces designated and paid for, a mobility scooter shed, a communal outside patio/seating area and lawned garden area.

**SERVICES:** Mains water and drainage (costs included in service charges), electric heating and hot water, double-glazed windows and doors. Council Tax Band C. EPC Band 'B'.

Check Govt flood risk services for surface flooding

Limited mobile coverage and ultrafast fibre broadband available.

**LEASE:** 999-year lease from 1.1.22

Annual Service Charge from 28.02.25 is £4,135.67. Ground Rent: £425 per annum.

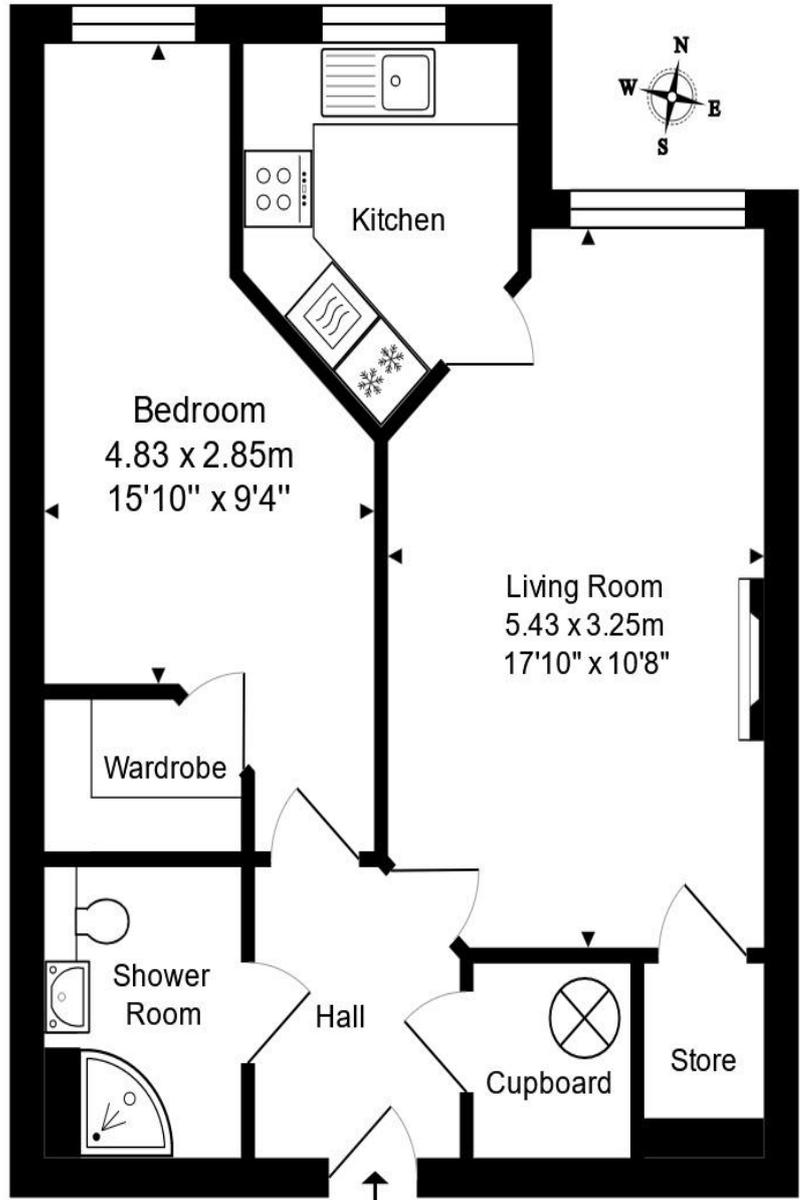
Ground Rent review date: January 2037

Only additional charges are for a TV licence, electricity, broadband, home and contents' insurance and Council Tax.

PETS are allowed subject Management approval.

TC/CC/KEA250007

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	<b>A</b>	<b>90</b>
(81-91)	<b>B</b>	<b>90</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC



Total Area: 49.4 m<sup>2</sup> ... 531 ft<sup>2</sup>  
 Not to scale. Measurements are approximate and for guidance only.



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.