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ESTATE AGENTS

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50 Peelers Court

St Andrews Road Bridport
DT6 3HB



Guide Price £110,000 Leasehold

A spacious 1 bed top floor flat in excellent condition with good storage space within a popular retirement complex walkable to the shops, with south-facing Juliet balcony overlooking the gardens





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SITUATION: The property is located within the Peelers Court retirement complex which lies just off the town centre of Bridport. The shopping centre is just a short walk away with its vibrant community, mainly independent shops boosted by a twice-weekly street market, artist's quadrant, medical centre, art centre, Electric Palace theatre/cinema, leisure centre with indoor swimming pool and fitness suites and the central Bucky Doo Square which hosts bands, festivals and events all year round.

The area is steeped with organisations and clubs covering most leisure interests and there are well supported U3A groups.

The coast at West Bay lies some 2 miles to the south with its pebble beaches, fishing/boating harbour, golf course on East Cliff and wide range of marine and leisure pursuits, together with access to the Jurassic Coastline and South West Coastal Paths.

THE PROPERTY is located on the top floor facing south and enjoys a good degree of sunshine from mid-day till dusk.

The purpose built complex comprises four floors each served by a lift and two staircases. The complex is well-serviced with a residents' parking area, communal lounge, laundry room and guest suite and there is a Development Manager with a good number of events organised. There is a 24 hour emergency call system and phone entry system. Occupancy is limited to the over 60's with a second occupant of over 55 years.

This apartment is slightly bigger than most of the one bedrooms, having an L-shaped lounge/dining room and an additional deep walk-in shelved eaves cupboard. The property is in generally good order and it has recently benefitted from 2 modern replacement electric heaters (Dimplex Quantum) and it is now ready to move into with no forward chain.

THE ACCOMMODATION comprises the following:
From the lift opening on the second floor turn left and No 50 will be found on the left hand-side of the corridor.
ENTRANCE HALL: Shelved airing cupboard with Gledhill hot water cylinder and a deep built-in cupboard ideal for cleaning equipment and housing the electric meters.
L-SHAPED LOUNGE: Featuring a decorative fireplace surround fitted with an electric fire. There is also a new Dimplex Quantum electric heater fitted. There is a fully glazed door with window and glass pane opening to the Juliet balcony facing south and enjoying views over the garden. Deep built-in eaves cupboard with shelves and coat pegs. TV aerial points. Double doors opening to the:
SQUARE KITCHEN: Well-fitted with a one-and-a-half bowl single drainer stainless steel sink unit with mixer tap, wall and base cupboards with work surfaces over incorporating an Electrolux electric oven with hood over and Baumatic hob, space for full height fridge/freezer, window over sink with views over the gardens to trees in the distance. Dimplex wall mounted heater, wood effect laminate flooring, tea towel hooks and rails.
BEDROOM: A shaped double bedroom with window to the south to views over the communal gardens. There is a new Dimplex Quantum electric heater fitted, built-in double wardrobe with folding mirror doors, fitted with low shelf and hanging rail
BATHROOM with large sliding doored shower cubicle, low-level WC and vanity unit with wash basin with mirror, strip light and shaver point. Towel rail and wall mounted Dimplex heater, fully tiled walls.

OUTSIDE
There are communal gardens with pergola/sitting area and well-tended grounds for enjoying the wildlife. There is residents' only parking to the front.

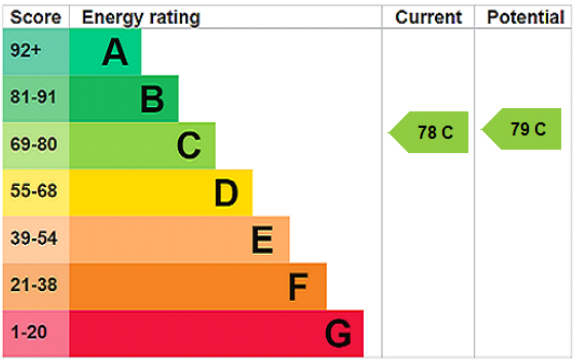
SERVICES: Mains water, electric and drainage. Council Tax Band C.

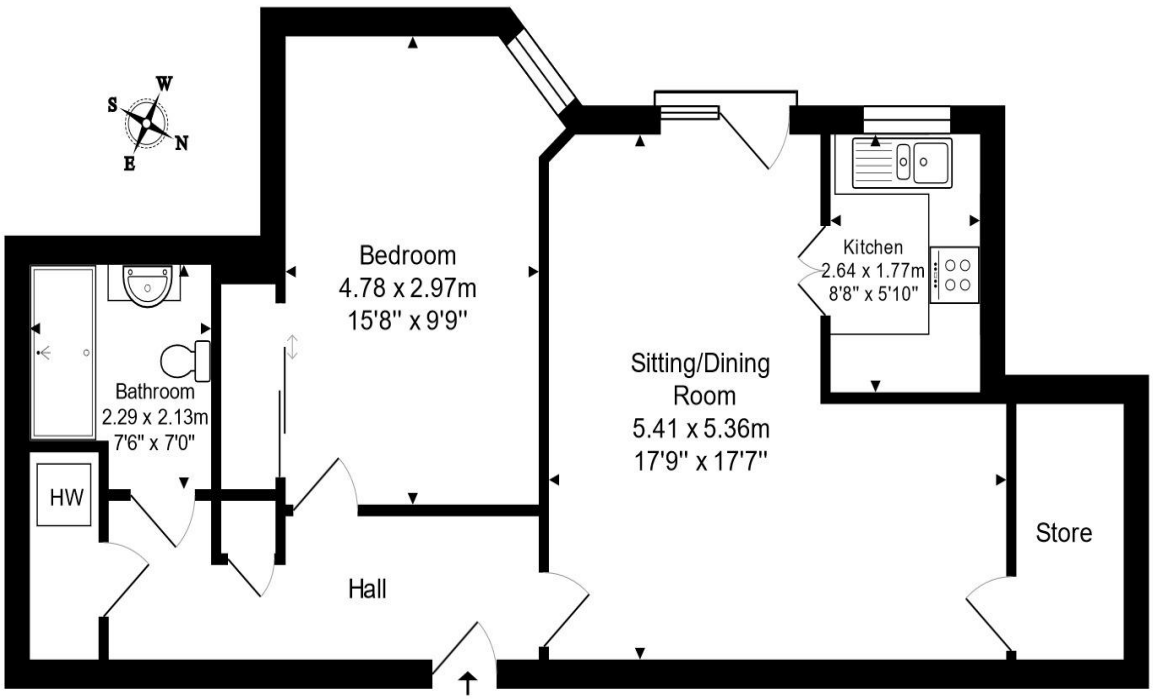
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There is a 125 year lease from 2003 with 103 years remaining. The Service Charge is £1,855.53 for the period 1.03.26 - 31.08.26 and includes window cleaning, water charges, buildings' insurance and maintenance of communal areas. Limited mobility scooter storage. The Ground Rent is £192.50 for the same period.

PETS: Are allowed by permission from the Management Company but cannot be replaced.

TC/LL/1485





Flat 50 Peelers Court
St Andrews Road
Bridport
DT6 3HB

Total Area: 64.0 m² ... 689 ft²

Not to scale. Measurements are approximate and for guidance only.

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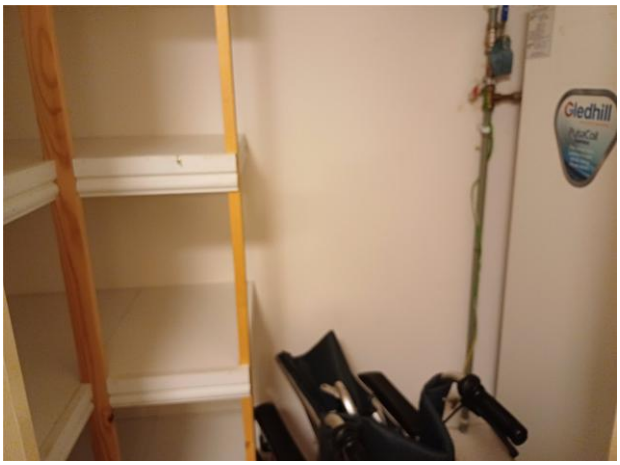
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