



# HOLLOWAY



ESTATE AGENTS \* LETTING AGENTS \* RESIDENTIAL & COMMERCIAL



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**7 PEELERS COURT, ST ANDREWS ROAD,  
BRIDPORT, DORSET DT6 3HB**  
**£150,000 remaining 110 years Lease approx.**

**BEDROOM**

**LIFT**

**KITCHEN**

**PARKING AS AVAILABLE**

**ELECTRIC HEATING**

**SHOWER ROOM/WC**

**RECEPTION HALL**

**VERANDA**

**RESIDENTS LOUNGE**

**GUEST SUITE**

**COMMUNAL ENTRANCE HALL**

**LIVING ROOM**

**COMMUNAL GARDENS**

**LAUNDRY FACILITIES**

**DOUBLE GLAZING**

A well presented upper ground floor retirement apartment enjoying a south westerly outlook over the landscaped interesting lawns and floral gardens, in a tranquil location just off Bridport market town centre. The accommodation comprises an upper ground floor apartment with pedestrian or lift access in a modern purpose built block constructed some 13 years ago by the national retirement company of McCarthy and Stone. The building has attractive brick elevations and the usual retirement planned facilities. Occupation is by residents of 60 years plus. The complex is situated some 400 yards from Bridport Town Centre. This particular flat enjoys exceptional views onto the communal garden. On site facilities include twin bedded guest suite, residents' lounge, laundry room and service of a resident estate manager. Bridport, with a population of some

10,000 has excellent shopping facilities with major nationals including WH Smith, M & Co, New Look and major supermarkets. Commercial facilities with major banks and building societies are well presented. The town has an active community with various groups and organizations offering excellent recreational and creational facilities. The town has a large Medical Centre and a cottage style hospital. Coastal facilities at West Bay on the Jurassic coast are some two miles distant. Those seeking a well presented retirement apartment, close to all amenities with a particularly pleasant aspect are advised an early viewing.

## **The Accommodation Comprises:**

Upper Ground Floor Retirement Flat

**ENTRANCE DOOR** to the spacious

**RECEPTION HALL:** Coved ceiling. Rose style light point. Door to Storage cupboard with electric meters and fuses. Door to walk-in storage cupboard housing the electric boiler for hot water and central heating.

**LIVING ROOM:** About 19'9 (6m) x 10'7 (3.3m) slightly irregular shape. Night storage heater. T.v. aerial point. Telephone point. Two pendant light points. Coved ceiling. Attractive fire surround containing modern coal effect electric fire. Double glazed UPVC casement door with matching side panels opening onto the paved verandah and giving most pleasant views to the communal gardens and grounds. Pair of Georgian styled casement doors opening to the



**KITCHEN:** About 7'7 (2.3m) max x 6' (1.9m) irregular shape. Well fitted with attractive beech fronted units. Roll edge laminated work surfaces with drawers and cupboards under. Inset stainless steel sink. Inset four ring electric hob unit. Built in high level electric oven. Cooker filter hood. Tiled surround to work surface. Three adjustable ceiling spot lights. Wall mounted fan assisted electric heater. Coved ceiling. Double glazed window with tiled sill and fitted with roller blind. Pleasant views to the communal gardens and grounds.

**BEDROOM 1:** About 15'4 (4.7m) max x 9' (2.8m) plus four folding mirror fronted wardrobe with hanging rail and shelving. Coved ceiling. Pendant light point. Slimline night storage heater. TV aerial point. Double glazed window with views to the communal gardens and grounds.



**SHOWER ROOM:** Most spacious and fitted with double base shower unit with thermostatic shower control. Vanity basin. Low level close coupled WC. Full height tiling to walls. Extractor unit. Electric wall mounted heater. Electric shaver light and point. Electrically heated towel rail. Globe style light.

**OUTSIDE:**

Car parking as available. Use of attractive communal grounds.

**SERVICES:** Mains water electricity and drainage. Electric heating. Double Glazing

**OUTGOINGS:** Local Council Tax C. Approx. 110 years remaining on the Lease per annum. Approx. Maintenance Charge £2,170.26. Ground Rent £385.00 per annum.



**VIEWINGS:** Strictly by appointment with Holloway Estate Agents

The statements in these particulars as to the property are not to be relied on as statements of representations of fact.

**Energy Performance Certificate** 

Flat 7 Peelers Court, St. Andrews Road, BRIDPORT, DT6 3HB

Dwelling type: Ground-floor flat      Reference number: 0620-2874-7013-9504-6071  
 Date of assessment: 04 September 2014      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 04 September 2014      Total floor area: 48 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

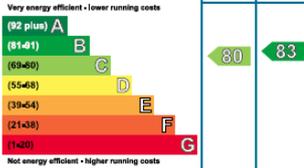
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 999</b>
<b>Over 3 years you could save</b>	<b>£ 189</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 117 over 3 years	
Heating	£ 435 over 3 years	£ 369 over 3 years	
Hot Water	£ 366 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 999</b>	<b>£ 810</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

	Current	Potential
	80	83

The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£20	£ 60	
2 Fan-assisted storage heaters	£800 - £800	£ 54	
3 Heat recovery system for mixer showers	£585 - £725	£ 72	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.