

Asking Price £99,500 Leasehold

1 Bedroom, Apartment - Retirement

6, Folly Mill Lodge South Street, Bridport, Dorset, DT6 3QS

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Folly Mill Lodge

Folly Mill Lodge is a development of 30 one and two bedroom retirement Apartments and three Cottages located along South Street, next to the museum, and surrounded by the town's local shops. The Lodge provides excellent communal facilities and is set in this delightful West Dorset market town of Bridport with beautiful surrounding coastline.

Folly Mill Lodge's Manager is on hand throughout the day to support the owners and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country. Prices are available from the Lodge Manager.

Folly Mill Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the onsite Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. A Careline integrated intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Folly Mill Lodge is managed by the award winning Churchill Estates Management, working closely with Churchill Living and Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every lodge and owner.

Folly Mill Lodge requires at least one apartment resident to be over the age of 60 with any second resident over the age of 55.







Property Overview

DRAFT PARTICULARS - Awaiting verification from the sellers

ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT IN BRIDPORT

This lovely one bedroom ground floor apartment is conveniently located near the owners lounge, laundry room and guest suite. The property is offered with vacant possession and no onward chain, ready for the new owner to make it their own.

The Living Room offers ample space for living and dining room furniture and benefits from a feature electric fireplace with attractive surround. A window provides natural light, and a door leads into the Kitchen.

The Kitchen offers a range of eye and base level units with working surfaces over and tiled splashbacks. There is a built-in waist-height oven, 4-ring electric hob with extractor hood over and a fridge/freezer. A window provides light and ventilation.

The Bedroom is a good-sized double room with a built-in mirrored wardrobe. There is plenty of space for additional bedroom furniture if desired and a window keeps this lovely bedroom bright and airy.

The Shower Room offers a large shower with handrail, a heated towel rail, WC and wash basin with vanity unit beneath.

Perfectly complementing this wonderful apartment is a useful walk-in storage cupboard located in the hallway.

Call us today to book your viewing!







Features

- One bedroom ground floor apartment
- Situated in a fantastic location within Bridport town centre
- On site parking
- Lodge Manager available 5 days a week
- Owners lounge and social events
- 24 hour Careline system for safety and security
- Owners laundry room
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use the Guest Suites at all Churchill Living developments across the country.







Key Information

Service charge (Year ending 31st August 2027) £2,111.10 per annum.

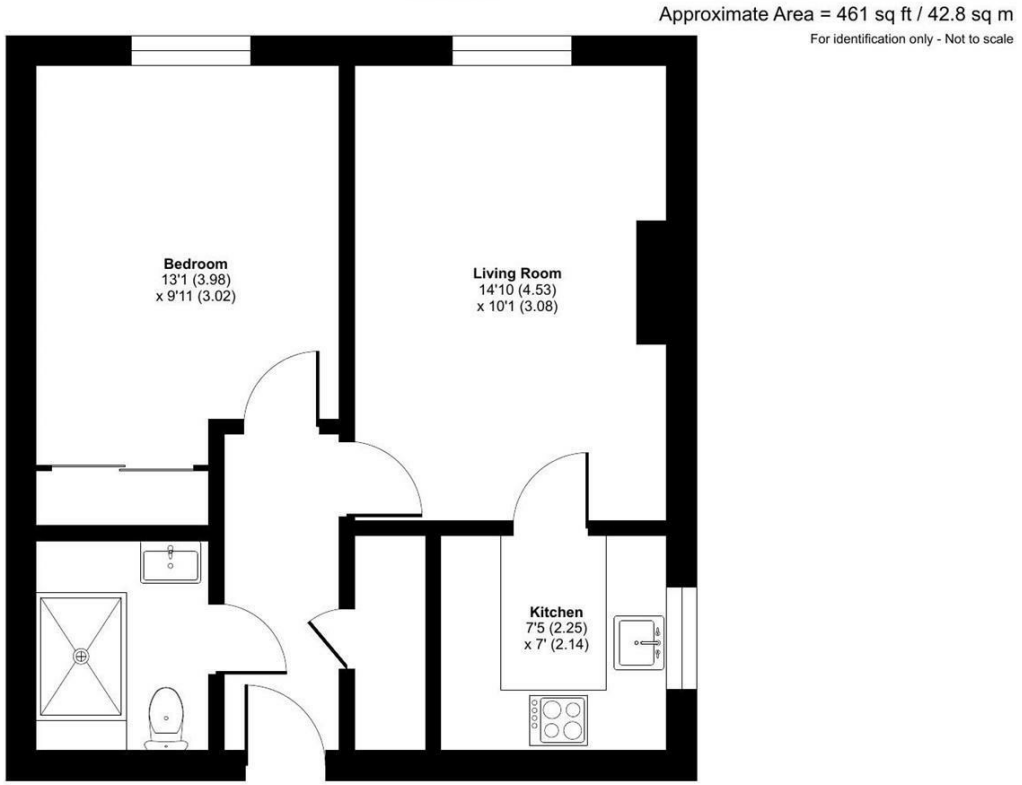
Ground rent: £866.20 per annum. To be reviewed in April 2048.

Council tax band B

125 Year lease from 2003

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution towards the contingency fund.



EPC Rating: C

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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