



Flat 14, Gordon Court, Flood Lane, Bridport, Dorset, DT6 3FZ



- Two-bedroom apartment suitable for those 60 years and over
 - Communal lounge and landscaped gardens
- Available immediately for an initial 12-month tenancy
- Central Bridport Location
- 24-hour emergency call system and an on-site House Manager
- Water and drainage is included in the monthly rental amount

Rent: - £2800 per calendar month / £646 per week

RETIREMENT APARTMENT - ONLY SUITABLE FOR THOSE AGED 60 AND OVER

Available immediately for an initial 12-month Assured tenancy. Preference for a longer-term tenant. Pet considered.

Built by the award-winning developer McCarthy Stone, this first floor two-bedroom apartment in Gordon Court is available to rent. The development boasts a lift to all floors and wheelchair access.

The accommodation comprises of a spacious living room decorated in a neutral colour scheme and a fully fitted kitchen with integrated fridge freezer, oven, microwave, hob and dishwasher. The master bedroom has a walk-in wardrobe with hanging space and shelves. The apartment boasts a fully accessible shower room, complete with a chrome towel radiator and a fitted mirror.

Gordon Court facilities include a communal lounge, guest suite for visiting family and friends and beautiful landscaped gardens. All apartments include a 24/7 emergency call system and an on-site House Manager during office hours. The monthly rental amount includes building maintenance and insurance, and an active social calendar of events and exclusive discounts.

Rent is exclusive of all utility bills, including but not limited to electric, TV licence, broadband and Council Tax. Water and drainage is included in the monthly rental amount. The property is available unfurnished and there is no allocated parking. There is underfloor electric heating. There is limited mobile signal and superfast broadband provided to the property as stated by the Ofcom website. There is no recorded flood risk at the property.

The photographs show a standard two-bedroom apartment and are of a fully furnished show apartment. The floorplan is accurate.

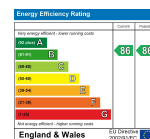
Rent: - £2800 per calendar month / £646 per week
Holding Deposit/Reservation Fee - £500
Security Deposit - £3,230
Council Tax Band - D
EPC - B

SITUATION

Bridport has a history of rope-making and is now a gateway to the Jurassic World Heritage coastline at nearby West Bay. It has a variety of independent shops, supermarkets, public houses and restaurants catering for a range of tastes and excellent arts and music events. Bridport is conveniently placed for Dorchester and Weymouth to the East and Axminster to the West. Walking, water sports and riding opportunities are plentiful in the area. Commuting links are good with road links along the A35 and mainline stations at Maiden Newton, Dorchester, Axminster and Crewkerne.

DIRECTION

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BridLets/ISB/20/11/24



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