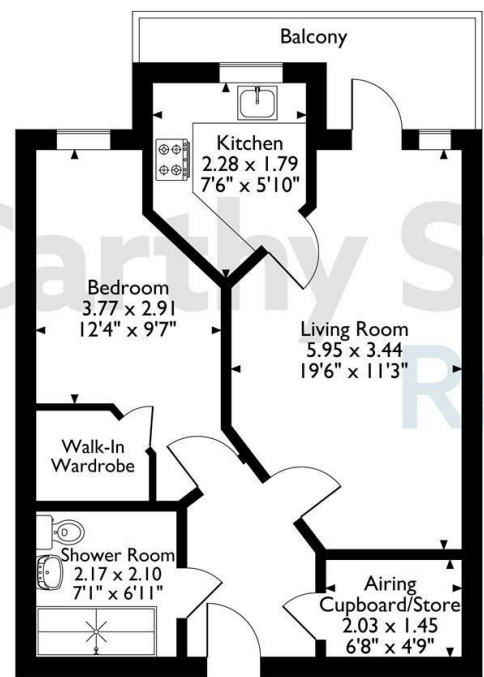
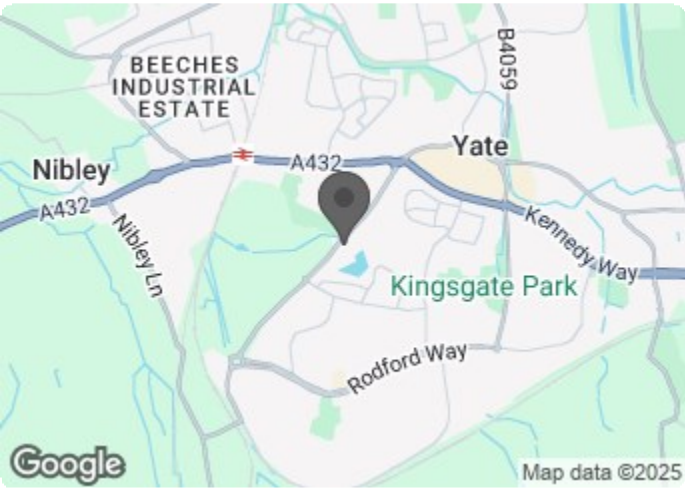


Coopers Court, Flat 26, Blue Cedar Close, Bristol  
Approximate Gross Internal Area  
50 Sq M/538 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



## 26 Coopers Court

Blue Cedar Close, Yate, Bristol, BS37 4FF



Asking price £215,000 Leasehold

Located on the first floor, this one bedroom retirement apartment offers a lovely walk out balcony from the living room with a leafy outlook.  
\*Vacant Possession\* \*Energy Efficient\* \* Pet Friendly\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk



# Coopers Court, Blue Cedar Close, Yate, Bristol, BS37 4FF

**Coopers Court**  
Constructed in mid-2014 by award-winning retirement home specialists McCarthy Stone, Coopers Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager. The development enjoys superb communal facilities including an excellent homeowners' lounge, laundry room, scooter store and landscaped gardens. There is also the option to rent a storage cage for an additional fee (subject to availability),

All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite which is widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy life at Coopers Court. There are always plenty of regular activities to choose from including; coffee mornings, an art group, table tennis, garden parties, knitting group and organised coach trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

**The Local Area**  
Coopers Court is situated in this popular location and conveniently positioned around half a mile walking distance from a local Morrison's Store. Slightly further afield is Yate Shopping Centre with an extensive selection of retail outlets, Leisure Centre and a Tesco Extra Store is approximately a mile away. There is a bus route outside the development providing a service into Bristol and Yate Centre where more extensive routes are available.

**No.26**  
Located on the first floor, this well presented apartment offers a lovely walk out balcony from the living room with a leafy outlook. The well equipped kitchen includes integrated appliances, the bathroom has a level access shower and the double bedroom has a walk in wardrobe. Both the entrance hall and the bathroom have emergency pull cords, for peace of mind and the lift, which serves all floors, is a short walk up the corridor.

**Entrance Hall**  
With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store cupboard with light and shelving



housing the Gledhill boiler supplying hot water and the concealed 'Vent Axia' heat exchange unit. Feature glazed-panelled door to living room.

**Living Room**  
This generously sized living room benefits from a triple glazed patio door which opens to a balcony with a leafy outlook. An ornate feature fireplace with inset electric fire offers a focal point for the room and can be used for light or additional heat. There are TV & telephone points, plus power sockets are elevated for ease of use.

**Balcony**  
Accessed from the living room, the balcony offers a leafy outlook and a lovely space big enough for a small table and chairs, to sit out and relax.

**Kitchen**  
Triple-glazed window with a leafy outlook. An excellent range of 'Maple effect' fronted units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled splash-backs and fully tiled floor.

**Double Bedroom**  
With a triple glazed window with a leafy outlook. Walk in wardrobe with light, shelving and hanging space. TV and phone points.

**Shower Room**  
Fully tiled and fitted suite comprising; walk in shower with glazed screen, WC, vanity unit with inset sink with mirror above and storage cabinet below. Heated towel rail.

**Parking**  
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

**Service Charge**  
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of



## 1 Bed | £215,000

communal areas  
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £2,682.59 per annum (up to financial year end 30/09/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

**Lease Information**  
Lease Length: 125 years from 1st Jan 2014  
Ground Rent: £425 per annum  
Ground rent review date: Jan 2029

**Additional Information & Services**  
• Superfast Fibre Broadband available  
• Mains water and electricity  
• Electric room heating  
• Mains drainage

**Moving Made Easy**  
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

