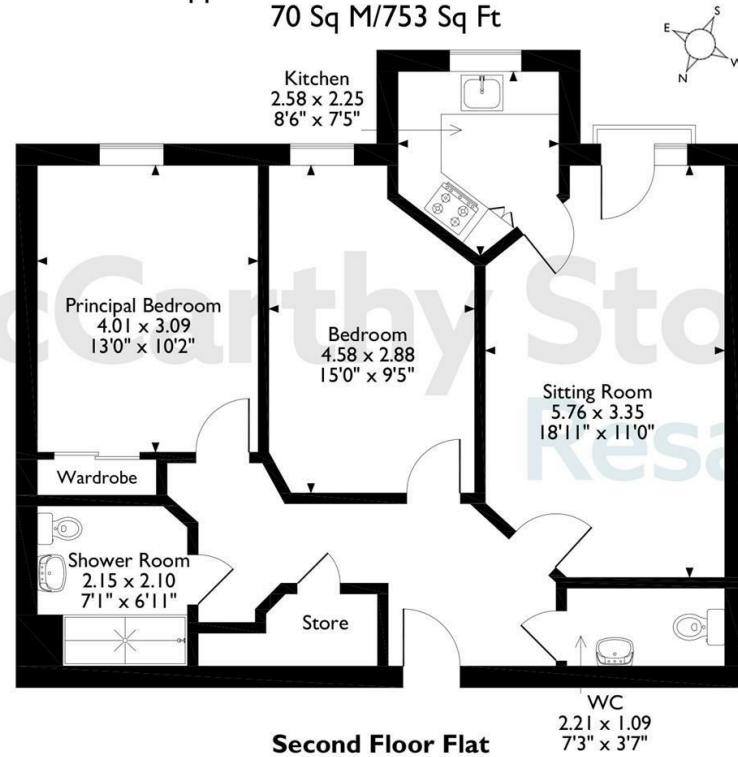


Cabot Court, Flat 25, 69, Bath Road, Bristol
Approximate Gross Internal Area
70 Sq M/753 Sq Ft



Second Floor Flat

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



| Energy Efficiency Rating | | Current | Potential |
|---|----------|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (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 | |

25 Cabot Court

Bath Road, Longwell Green, BS30 9BR



Asking price £310,000 Leasehold

Beautifully presented, two double bedroom, top floor retirement apartment with a South facing Juliet balcony.

Pet Friendly *Energy Efficient* *Part Exchange Available*

Call us on 0345 556 4104 to find out more.

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

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Registered in England and Wales No. 10716544



Cabot Court, Bath Road, Longwell Green, Bristol

2 Bed | £310,000

Cabot Court

Cabot Court is a prestigious development constructed in 2011 by multi award-winning retirement homes specialist McCarthy Stone and is a 'retirement living' development exclusively designed for independent living for those aged 60 years and over. It offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full.

It's so easy to make new friends and to lead a busy and fulfilled life at Cabot Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

For peace of mind, our House Manager provides excellent support to Homeowners, whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments, the development also offers beautiful social spaces such as a homeowners lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

The Local Area

Cabot Court is located within easy access of the excellent amenities of Bath Road including supermarkets, independent shops, pubs and the more extensive facilities at the nearby Gallagher Retail Park including the likes of Marks and Spencer, B&Q, Boots and other major retailers.

No.25

Located on the top floor, this beautifully presented two-bedroom apartment features a spacious living room with a South facing Juliet balcony, a well-appointed kitchen with integrated appliances, a useful cloakroom, two generously sized double bedrooms, and a bathroom with a walk-in shower. There is also the option to purchase the furniture, if required.

Entrance Hall

Solid entrance door with spy-hole, security intercom entry system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, large walk-in utility cupboard with light and shelving, and housing both the Gledhill cylinder supplying hot water and the Vent Axia heat exchange unit. A feature glazed panelled door leads to the living room.

Cloakroom

With a modern white suite comprising; WC and pedestal wash basin. Tiled floor.

Living Room

A welcoming room with a pleasant South facing aspect and Juliet balcony. A focal-point fireplace with a coal effect electric fire creates a focal point. A feature glazed panelled door opens into the kitchen.

Kitchen

Comprehensive range of 'Maple' effect fitted wall units with contrasting marble effect worktops incorporating a composite inset sink unit. Integrated appliances comprise; a four-ringed hob with a stainless steel chimney extractor hood over, waist level oven and under counter fridge & freezer. Extensively tiled walls and fully tiled floor.

Master Bedroom

Of a good size with a double-glazed window. Built-in wardrobe with hanging space, shelving and mirror-fronted doors.

Second Bedroom

A further double bedroom with a double-glazed window, that could alternatively be used as a separate dining room/study.

Shower Room

A white suite comprising; walk-in, level access shower with glazed shower screen, close coupled WC, vanity wash-basin with storage cupboard below and mirror, light and shaver point above. Heated ladder radiator, electric wall heater, emergency pull cord, fully tiled walls and tiled floor.

Parking

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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 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.

ANNUAL SERVICE CHARGE: £5,759.97 for financial year ending 31/03/2027.

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

Lease Information

125 years from 1st Jan 2011
Ground rent - £495 per annum
Ground rent review: 1st Jan 2041

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 .
- 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.

