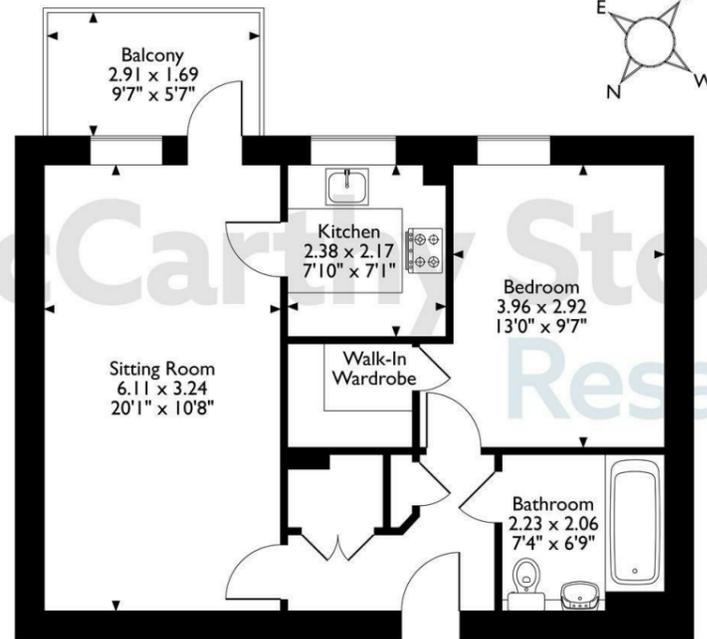


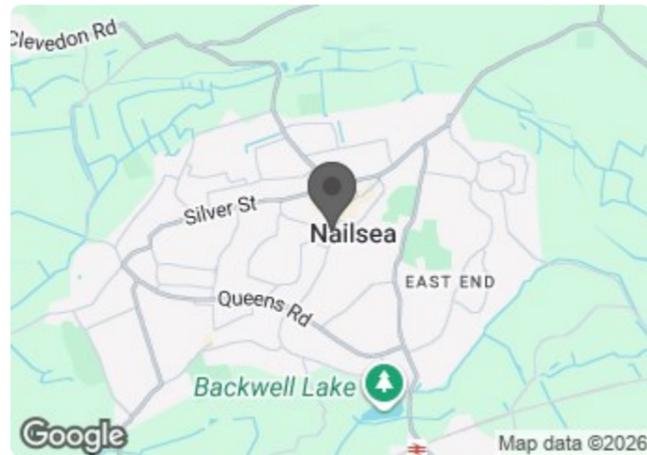
Bucklands, Flat 12, 6, Stock Way South, Bristol  
Approximate Gross Internal Area  
52 Sq M/560 Sq Ft



**First Floor**

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) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**12 Bucklands**

Stock Way South, Nailsea, BS48 2BF



**Asking price £260,000 Leasehold**

Beautifully presented, first floor, one bedroom retirement apartment offering a South facing walk out balcony overlooking the landscaped communal gardens.

\*Energy Efficient\* \*Pet Friendly\* \*Lift Access To All Floors\*

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.



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# Bucklands, Stock Way South, Nailsea, BS48

## 2BF

### Bucklands

Bucklands is a 'Retirement Living' development constructed by award-winning McCarthy Stone to offer fantastic independent living opportunity for those aged over 60's. This stunning development of 40 one and two bedroom retirement apartments is located on Stock Way South in Nailsea. Here you will enjoy the benefits of owning your own home, free from the worries of outside maintenance or gardening. There's also the added support that comes from having a dedicated House Manager.

It's so easy to make new friends and to lead a busy and fulfilled life at Bucklands as there are always plenty of regular activities to choose from. 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.

Bucklands has a stunning communal lounge which opens out onto beautiful landscaped gardens, providing the perfect space to sit back and relax. And if you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed, you can book them into the development's guest suite for a small fee.

### The Local Area

Nailsea is a town in North Somerset. A stone's throw away from the sea and the bustling city of Bristol, Nailsea is a thriving town surrounded by lush countryside, filled with community spirit and rich heritage.

Nailsea is in the heart of some of North Somerset's loveliest countryside, so there's plenty of beautiful walks and rural views to enjoy. For those that like to shop, our High Street and shopping centre has a wide range of independent retailers and recognisable stores to visit – and plenty of lovely coffee shops, cafes and traditional pubs to stop at and refuel.

Known as an historical town, Nailsea was once home to the world famous Nailsea Glassworks from 1788, fuelled by the local coal mines. It was regarded as one of the most significant glassworks in the UK in its day and you'll find references throughout the town that date back to 'Glassblowing' days. One of the town's oldest buildings is the beautifully restored 14th century Tithe Barn. Part museum part venue, it stages concerts and theatre performances as well as being a stunning wedding venue. You can visit any time in the week for an architectural tour.

And if you fancy a bit more hustle and bustle, it's just a short journey to nearby Bristol. Neighbouring towns include Clevedon with its historic pier and marine lake, and Portishead with its thriving harbour.

Whether you want to experience the city-like feel of the town centre or enjoy the beautiful countryside and unspoilt woodland, Nailsea has plenty to offer for all ages. Packed with shops, thriving businesses, green open spaces and great transportation links.

### No.12

No.12 is a beautifully presented, first floor apartment with a walk out balcony with an Southerly aspect over the landscaped communal gardens. There is a good size living room with access on to the balcony, a modern, well equipped kitchen with integrated appliances, a double bedroom with walk in wardrobe and a modern bathroom.

### Entrance Hallway

Walk-in Storage/utility cupboard with Washer/dryer. Illuminated light switches, door entry & intercom with Emergency assistance system.

### Living Room

Spacious living room with door opening on to the balcony overlooking the communal gardens. Illuminated light switch, TV and BT points and raised electric power sockets.

### Balcony

With a lovely outlook over the landscaped communal gardens and space for a small table and chairs.

### Kitchen

Double-glazed window. Quality range of soft white gloss fronted fitted units with under unit lighting with contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven and fridge and freezer. Ceiling spot light fitting and tiled floor.

### Double Bedroom

Double bedroom with large double glazed window and walk-in wardrobe. Raised power points, TV and BT points.

### Bathroom

White suite comprising; panelled bath, low level WC, vanity unit with inset wash basin, cupboard beneath and illuminated mirror above. Ladder radiator, tiled floor and extractor fan.

### Lease Information

Lease 999 years from June 2018  
Ground Rent: £425 per annum  
Ground rent review date: June 2033

### 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 | £260,000

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.

Annual Service Charge: £3,046.28 for financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

### Additional Information & Services

- Ultrafast Full 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.
- 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.

