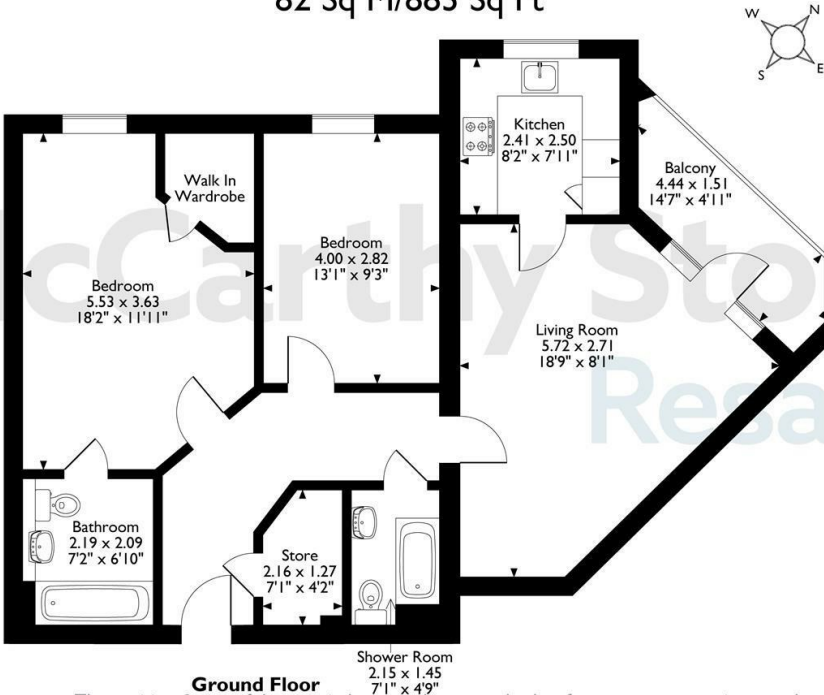
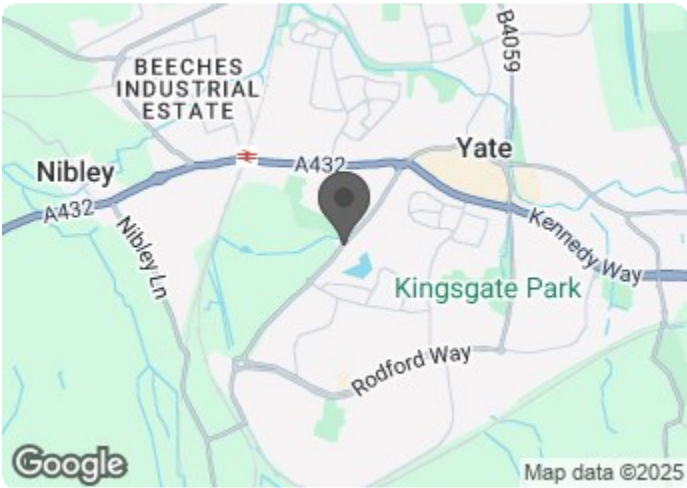


Coopers Court, Flat 22, Blue Cedar Close, Bristol  
Approximate Gross Internal Area  
82 Sq M/883 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>88</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	

## 22 Coopers Court

Blue Cedar Close, Yate, Bristol, BS37 4FF



Asking price £289,950 Leasehold

Very well presented, first floor, two bedroom retirement apartment located close to the lift that serves all floors. Walk out balcony accessed from the spacious living room and master bedroom with en-suite & walk in wardrobe.

\*Energy Efficient\* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

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

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.





# 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.

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. Storage lockers are available to rent on a first come, first serve basis.

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.22

Located on the first floor, this very well presented apartment offers a lovely walk out balcony from the living room with an outlook towards Yate common. The well equipped kitchen includes integrated appliances, there are two double bedrooms (master with walk in wardrobe and en-suite shower room), further guest shower room and a good size store/airing cupboard. Both the entrance hall and the bathrooms have emergency pull cords for peace of mind and the lift, which serves all floors, is opposite the apartment.

## 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, plus



emergency pull cord. A walk-in store cupboard with light and shelving houses the Gledhill cylinder supplying the hot water, plus the concealed 'Vent Axia' heat exchange unit. Feature glazed-panelled door to living room.

## Living Room

This generously sized living room has a triple glazed door with matching side panels that opens on to the balcony. Partially double glazed doors lead onto a separate kitchen. TV and telephone points, two ceiling lights and a range of power sockets.

## Balcony

A lovely covered space to sit out and enjoy the view out towards Yate common.

## Kitchen

Triple-glazed window with an open 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, fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

## Master Bedroom

A generous size double bedroom with walk-in wardrobe and door to en-suite bathroom. TV and phone points.

## En-Suite Bathroom

Fully tiled and fitted suite comprising easy access bath with shower above and glazed screen, WC, vanity unit with inset sink with mirror above and storage cabinet below. Heated towel rail and tiled floor.

## Second Bedroom

Spacious second double bedroom that could alternatively be used as a study/hobbies room. TV and phone points.

## Shower Room

Fully tiled and fitted suite comprising walk in shower with glazed screen, WC, wash hand basin with mirror above. Heated towel rail.

## Parking

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

## Service Charge

What your service charge pays for:

- House Manager who ensures the development runs smoothly



# 2 Bed | £289,950

- 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.

Service Charge: £4,023.88 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: £495 per annum

Ground rent review: Jan 2029

## 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.

