



McCarthy & Stone
RESALES



1 Coopers Court, Blue Cedar Close, Bristol, BS37 4FF
Asking price £224,950 LEASEHOLD

For further details
please call 0345 556 4104

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~SUPERB ONE BEDROOM GROUND FLOOR RETIREMENT APARTMENT WITH DIRECT GARDEN ACCESS~

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.

DUAL ASPECT LIVING ROOM:

Enjoying a flood of natural light courtesy of the dual aspect. Having a triple-glazed French door and matching side-panel opening onto a small terrace with direct access to a section of the development gardens with its most impressive mature Cedar tree. The adjacent street scene ensures there is always plenty of passing interest. There are further triple-glazed windows to the side elevation. A focal point fireplace with an inset electric fire adds a homely touch, two ceiling light fittings, and a glazed panelled door leads to the kitchen.

KITCHEN:

With a 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 include; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, waist-level oven, separate washing machine and concealed fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

BEDROOM:

With a triple-glazed picture window with an open outlook, walk-in wardrobe with light, ample hanging space and shelving. Two ceiling light fittings.

WET ROOM

Modern white suite comprising; close-coupled WC, vanity wash-hand basin with cupboard unit below and mirror, strip light and shaver point over. Walk-in, level access shower with a thermostatically controlled shower and glazed screen, electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and floor,

GENERAL:

Internal doors are quality Oak veneered. In addition to the excellent underfloor heating the property benefits from a 'Vent Axia' heat recovery system utilising the hot air generated within the property, filtering and recirculating this back into the principle rooms. Private car parking is available with a yearly permit at an annual charge of around £250 per annum for which there may be a waiting list.

COOPERS COURT:

This lovely one bed Apartment at sought-after Coopers Court is in a prime ground floor position, privately tucked away yet within easy access to all the excellent facilities of the development. The property has an excellent dual aspect and looks over the gardens and mature Cedar tree at the front of the development, the outlook extends to the adjacent open sports field and Westerleigh Common on the opposite side of Westerleigh Road. Enjoying comfortable and well-presented accommodation that includes a spacious living room, well fitted kitchen complete with integrated appliances and a modern wet room with a level access shower.

Constructed in mid-2014 by award-winning retirement home specialists McCarthy and 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 property enjoys superb communal facilities including an excellent homeowner's lounge, laundry, 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 widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled 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 can be as involved or remain as private as they might wish.

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 Yate Shopping Centre with an extensive selection of retail outlets, Leisure Centre and 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.

Ground Rent

Annual fee - £425

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

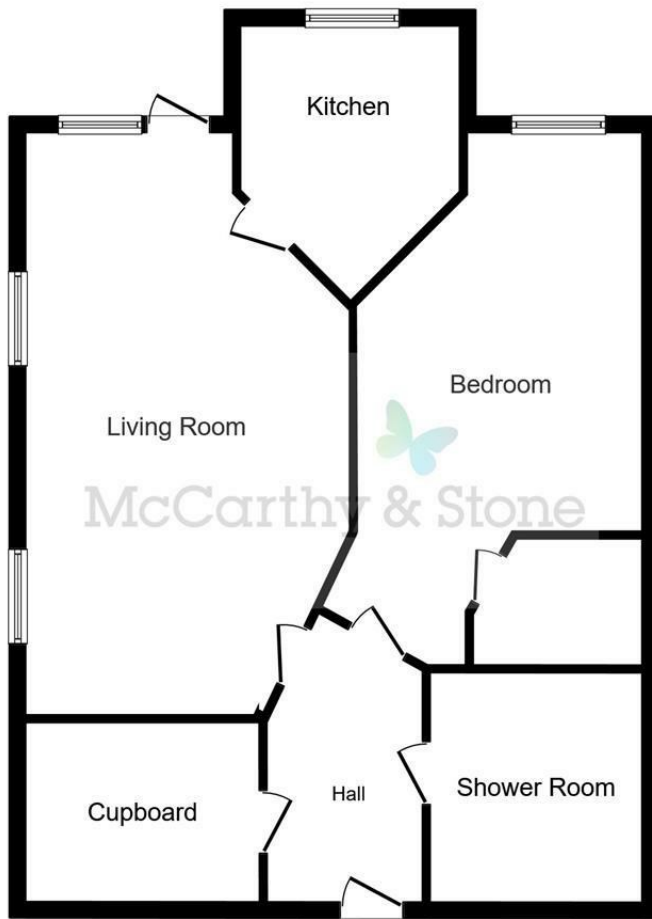
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

Lease Length

125 years from 1st Jan 2014







Floor Plan

Total floor area 81.0 sq. m. (872 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



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	
		83	83

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		81	81

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email resales@mccarthyandstone.co.uk

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