McCarthy & Stone
RESALES

57 Barnhill Court Barnhill Road, Bristol, BS37 6FG
Asking price £249,950 Leasehold

For further details
please call 0345 556 4104

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A very well presented one bedroom retirement apartment, situated on the second floor of this STUNNING development. The EXCELLENT COMMUNAL FACILITIES include a beautiful communal lounge and a restaurant with a fantastic, varied table-service lunch.

Barnhill Court

Completed by award-winning developers McCarthy & Stone in 2015, Barnhill Court occupies an excellent position in thriving and historic Chipping Sodbury - an easy and level 10-minute walk to the beautiful high street with its origins dating back to the 12th Century, and just a few minutes' walk to a Waitrose Supermarket.

This is a 'Retirement Living Plus' development, providing private apartments specifically for those over 70 years of age. The development has been designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager, who oversees the smooth running of the development.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system which provides a visual and verbal link to the main development entrance.

The development boasts a host of facilities for the enjoyment of home owners: the beautiful communal lounge which is the hub of social activities; a restaurant with a fantastic, varied table-service lunch; mobility scooter store; laundry room; lovely landscaped garden and lifts serving all floors. There is a large well-appointed guest suite for the use of visiting family and friends (a small nightly charge applies for the use of this).

It is easy to make new friends and to lead a busy and fulfilled life at Barnhill Court. There are many regular activities to enjoy; such activities may include coffee mornings, art groups, fitness classes, film nights, games and quiz nights, seasonal and themed events and occasional organised trip. Barnhill Court is also on the route of the local community transport service.

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.

Entrance Hall

Of a good size with plenty of space for hall-style furniture. Having an oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owner's TV) and verbal link to the main development door. Emergency pull-cord, walk-in boiler cupboard with light, shelving housing the Gledhill boiler which supplies domestic hot water, and concealed Vent Axia heat exchange unit.

Living Room

UPVC door with matching side-panels opens to a Juliet balcony, overlooking the communal gardens and allowing plenty of natural light into the lounge. There is a contemporary-styled feature electric fireplace which makes a lovely focal point in the room. A panelled door leads to the kitchen.

Kitchen

Having an electronically operated window, cream shaker-style fitted wall and base units, contrasting laminate wood-effect worktops with matching upstands, and stainless steel inset sink. Integrated appliances include a Neff four-ringed hob with matching glazed splash-back and stainless-steel chimney extractor hood over, high-level single Neff oven, concealed fridge and freezer. Ceiling spot light and under-cupboard spot lights. Plank-effect flooring.

Double Bedroom

A lovely well-proportioned double bedroom. Triple-glazed window, built-in wardrobe with hanging rails and shelving.

Wet Room

Modern white suite comprising: close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below and to the side, fitted mirror, shaver point and down lights over, walk-in level-access shower with thermostatically controlled shower. Tiled walls and wet-room vinyl flooring, electric heated towel rail, emergency pull-cord and ceiling spot light.

General

There are very pleasant landscaped communal gardens. Car parking may be available with a yearly permit at a charge of around £250 per annum. Internal doors are a generous width for easy access. Fully controllable room-by-room underfloor heating and an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principle rooms

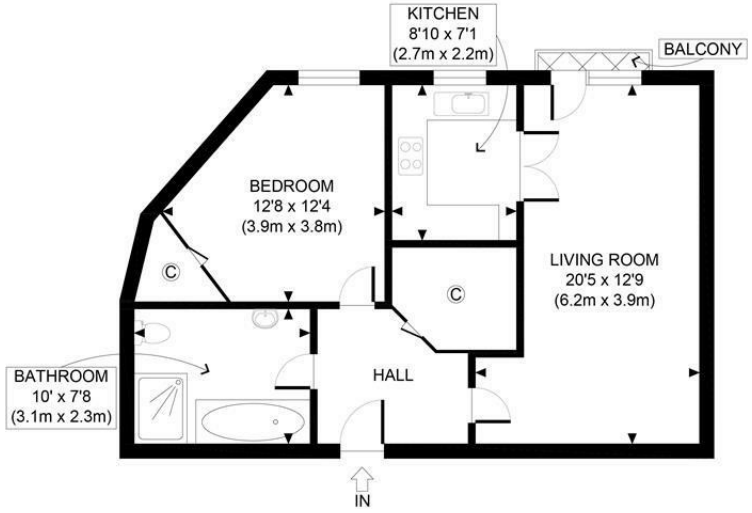
Service Charge (breakdown)

- 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. To find out more about service charges please contact your Property Consultant or Estates Manager.

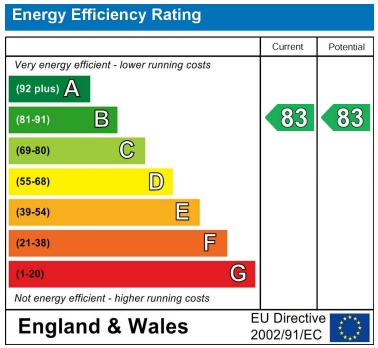
Lease Information

Lease Length: 125 years from 1st Jan 2015
Ground Rent: Annual Fee £435



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 619 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 619 SQ FT / 58 SQM	Barnhill Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 06/04/21
	photoplan



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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