



McCarthy & Stone
RESALES



25 Cheswick Court Long Down Avenue, Bristol, BS16 1UJ
Asking price £335,000 LEASEHOLD

For further details
please call 0345 556 4104

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A TWO BEDROOM THIRD FLOOR RETIREMENT APARTMENT WITH DUAL ASPECT LIVING ROOM, WALK OUT BALCONY AND OPEN VIEWS

25 Cheswick Court

PRESENTED LIKE A NEW PIN! This beautiful apartment is located on the 3rd floor tucked quietly away at the end of the hallway yet within access of one of the two lifts serving all floor and the superb facilities of Cheswick Court. A welcoming living room leads to a covered balcony with a fantastic panoramic view over the rooftops of North Bristol. It is also an incredibly bright and airy apartment courtesy of the dual aspect. There is a well fitted kitchen complete with integrated appliances, A roomy master bedroom has an ensuite wet room, there is a good size second bedroom and a modern shower room.

Constructed in 2016 to a contemporary style by multiple award-winning retirement home specialists McCarthy and Stone and occupying a very convenient position close to shops and bus routes Cheswick Court provides a fantastic lifestyle living opportunity for the over 60's. A 'retirement living' development designed for independent living with the peace-of-mind provided by the day-to-day support of our house manager who oversee's the smooth running of the development. 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 Cheswick Court; there are always plenty of regular activities to choose from including; fitness classes, coffee mornings, games and quiz nights, themed events and occasional organised trips to the theatre, coast and country. 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. The property enjoys excellent communal facilities including a super homeowners lounge, scooter store and very pleasant landscaped gardens.

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, shallow cupboard with meters, separate walk-in utility cupboard with light, shelving, automatic washer/dryer, Gledhill boiler supplying domestic hot water and concealed Vent Axia system.

Sitting Room

A beautiful bright and welcoming room courtesy of the dual aspect with a double-glazed window to the front elevation overlooking the attractive square, further window to side with views and also on the side elevation a double-glazed French door and side panel opening onto a lovely balcony. Contemporary wall mounted flame effect electric fire, and a feature glazed panelled door leads to the kitchen.

Balcony

A pleasant balcony providing the perfect spot for well earned R & R and enjoying wonderful panoramic views over the rooftops of Bristol

Kitchen

With a double-glazed window, excellent range of contemporary soft-cream gloss units with contrasting laminate worktops and matching up-stands and incorporating a stainless steel inset sink unit. Integrated appliances include; a Bosch four-ringed hob with stainless steel chimney extractor hood over and modern glass splash-panel, Bosch waist-level oven, concealed dishwasher, fridge and freezer. Ceiling spot light fitting, and tiled floor.

Master Bedroom

A lovely well-proportioned double bedroom. with a large double glazed window overlooking the Square, large walk-in wardrobe with auto-light, hanging rails and shelving and door to ensuite Wet Room.

En-Suite Wet Room

Modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and mirror with integrated light over, walk-in level access shower with both raindrop and traditional shower attachments. Extensively tiled walls, fully tiled floor, emergency pull cord, electrically heated towel rail/radiator, ceiling spot light fitting.

Second Bedroom

A further double bedroom with a double-glazed window.

Shower Room/WC

Modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and mirror with integrated light over, and separate shower enclosure with a glazed surround, extensively tiled walls, fully tiled floor, emergency pull cord, electrically heated towel rail/radiator, ceiling spot light fitting.

General

There are lovely communal landscaped gardens on two sides. Car parking is available with a yearly permit at a charge of around £250 per annum. In addition to the excellent underfloor heating there is 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, 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.

Ground Rent

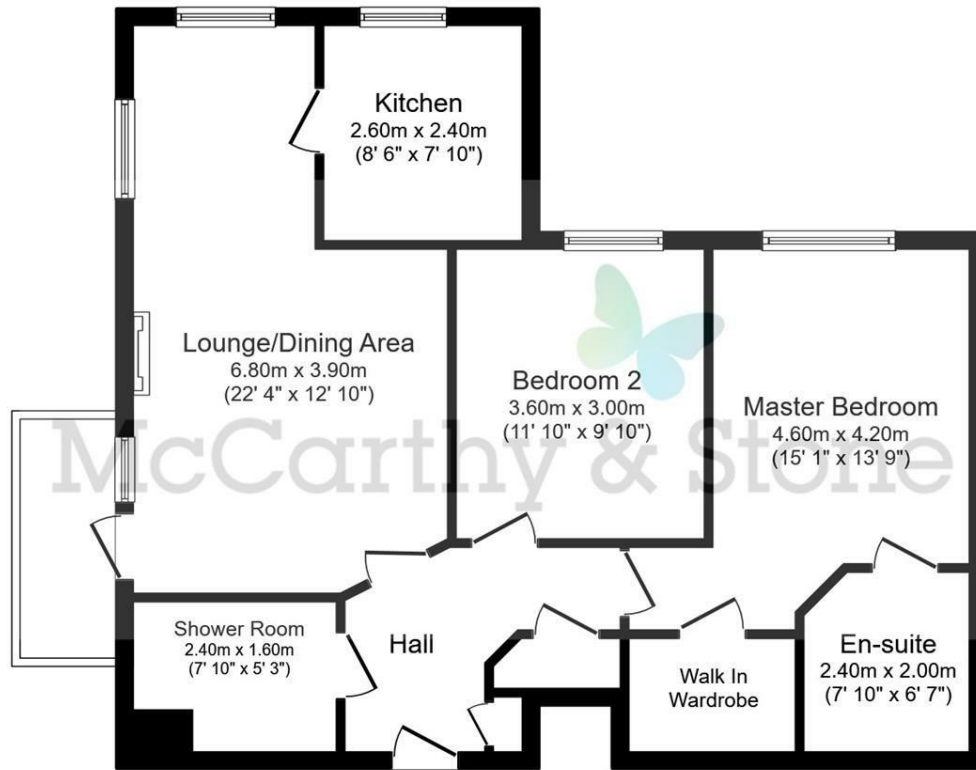
Annual fee- £495

Lease Length

999 years from 1st June 2016.







Floor Plan

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		79	79
(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	

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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