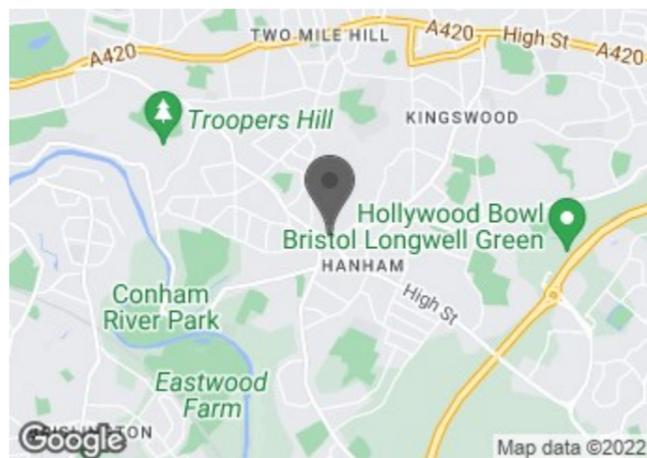


APPROX. GROSS INTERNAL FLOOR AREA 577 SQ FT / 54 SQM	Magpie Court
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 22/11/21
	photoplan

**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>		
(69-80) <b>C</b>	<b>90</b>	<b>90</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		

**McCARTHY STONE  
RESALES**

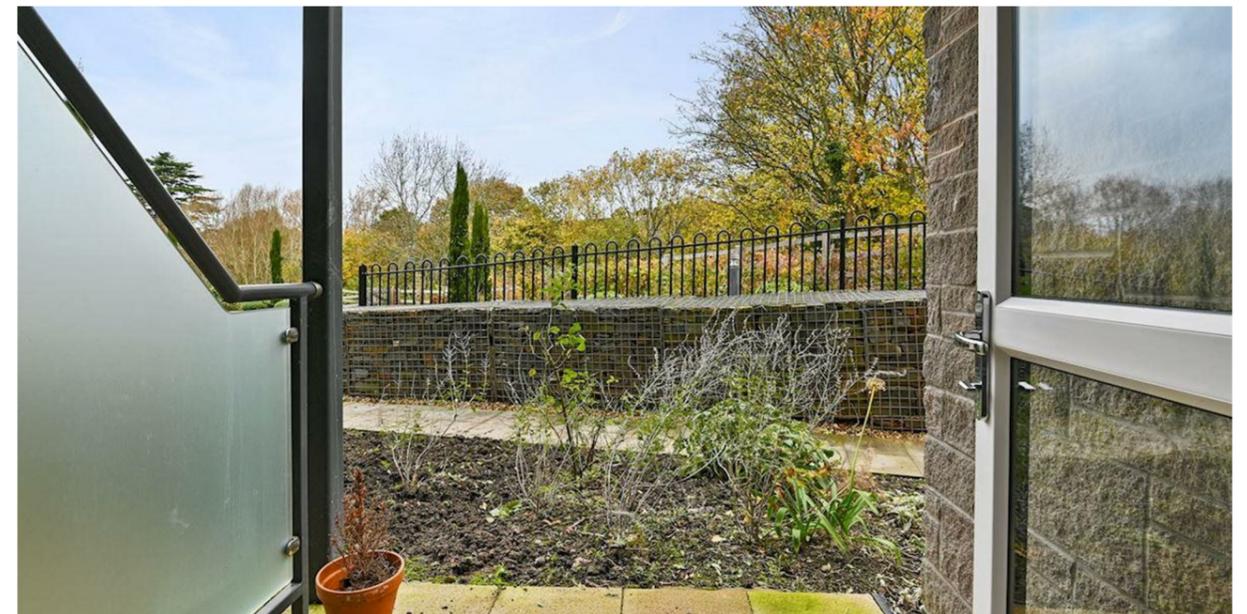
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**McCARTHY STONE  
RESALES**

**3 MAGPIE COURT,  
HIGH STREET, BRISTOL, BS15 3FS**



Very well presented ONE BED GROUND FLOOR - EX SHOW APARTMENT with LEAFY VIEWS and PATIO. Designer LIGHT FITTINGS & WINDOW DRESSINGS to remain.

**ASKING PRICE £262,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# MAGPIE COURT, HIGH STREET, HANHAM, BRISTOL, BS15 3FS

## SUMMARY

Constructed in 2018, Magpie Court is a stunning development by multi award-winning retirement specialist McCarthy Stone - a 'Retirement Living Plus' development designed for independent living for those aged over 70 years. Magpie Court offers the peace-of-mind provided by the day-to-day support of our Estate Manager and team who oversee the smooth running of the development. Fantastic communal facilities include a beautiful homeowner lounge, hairdressing salon, bistro with a varied and inexpensive menu, laundry room, scooter store and landscaped gardens with a charming pergola as a central feature.

Homeowners also benefit from extensive domestic and care packages being available to suit individual needs and budgets, one hour of domiciliary care per week is already included in the service charge. All apartments are equipped with a 24-hour emergency call facility and a 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 applies. It is easy to make new friends and to lead a busy and fulfilled life at Magpie Court with a growing list of regular activities to choose from. These may include; coffee mornings, film nights, exercise classes, gardening club, games and card evenings, cheese and wine evenings, guest speakers and occasional trips. Whilst there is something for everyone, home owners 'dip in and out' of activities as they wish.

Magpie Court boasts an enviable High Street location in this sought-after suburb of Bristol. The development is just 0.2 miles from Magpie Bottom Nature Reserve, which has peaceful woodlands, parks and streams. It's

perfect for a leisurely walk. The High Street is 0.5 miles away where you'll find bakeries, supermarkets, a Post Office, pubs and restaurants. Only 0.6 miles away, you can also find Hanham Library and the local Community Centre, which holds regular events and activities.

## ENTRANCE HALLWAY

Having a solid 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 entrance door. Emergency pull cord, useful walk-in utility store with light, shelving and housing the Gledhill boiler supplying hot water, concealed heat exchange system for economic heat recovery. Doors lead to the living room, bedroom and shower room.

## LIVING ROOM

With an easterly aspect, this beautifully presented and welcoming room benefits from a French door opening onto the patio, with a lovely leafy outlook which changes with the seasons. Two feature ceiling lights and a contemporary fireplace with inset electric fire for focal point lighting and/or additional heat. TV and telephone point. Plug sockets are elevated for ease of use. A feature glazed panelled door leads to the kitchen

## KITCHEN

Excellent contemporary styled fitted kitchen with soft-white units having contrasting laminate worktops and matching up-stands incorporating an inset sink unit. Integrated appliances comprise; a halogen hob with stainless steel chimney extractor hood over and modern glass splash-back, waist-level oven, and concealed fridge and freezer. Concealed under-unit lighting, ceiling spot light fitting and non-slip tiled floor. The electrically operated picture window above the sink also overlooks woodland.

# 1 BED | £262,000

## DOUBLE BEDROOM

Rarely available, this apartment has a dual-aspect bedroom, thanks to its corner position. A lovely well-proportioned double bedroom, with a walk-in wardrobe, housing hanging rails and shelving. As with the living room and kitchen, there are leafy views from the bedroom. Feature ceiling light. Plug sockets are elevated for ease of use. TV point.

## SHOWER ROOM

Modern white suite comprising; a back-to-the-wall WC with concealed cistern, vanity wash-basin with fitted unit below and heated mirror having integrated light over, walk-in level access shower. Heated ladder radiator, emergency pull cord, extensively tiled walls, non-slip tiled flooring.

## SERVICE CHARGE (BREAKDOWN)

- One hour domestic assistance each week
- Cleaning of communal windows and exterior of apartment 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
- Estate Manager and on-site team 24/7

The service charge does not cover external costs for the apartments such as Council Tax, Contents Insurance, Electricity and TV.

Service charge: £8,004.56 pa (for financial year ending 10/22)

## LEASE INFORMATION

Lease Length: 999 years from 2018.  
Ground Rent: £435 pa.  
Ground rent review date: June 2033

