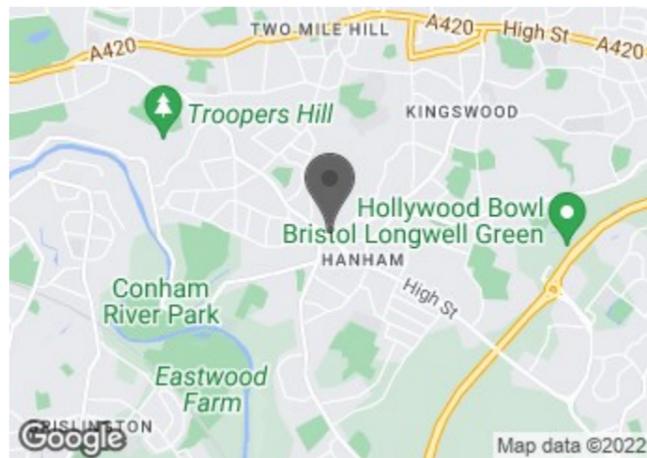


FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 825 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 825 SQ FT / 77 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: 10/01/22
	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

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



"Tucked Away" first floor one bedroom retirement apartment enjoying secluded balcony. Excellent storage.

### ASKING PRICE £259,950 LEASEHOLD

For further details, please call **0345 556 4104**  
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# MAGPIE COURT, HIGH STREET, HANHAM, BRISTOL, BS15 3FS

## SUMMARY

Constructed as recently as 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 staff who oversee the smooth running of the development. The development enjoys fantastic communal facilities including a beautiful homeowner lounge, bistro with a fantastic, varied and inexpensive menu, laundry room, scooter store and landscaped gardens.

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 included in the service charge. 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 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. Often 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 there is certainly no obligation to participate and 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 and the development is just 0.2 miles from Magpie Bottom Nature Reserve,

which has peaceful woodlands, parks and streams - perfect for a leisurely walk. The High Street is 0.5 miles away where you'll find bakeries, supermarkets, banks and 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

A spacious hall entered via 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 boiler cupboard with light, shelving and housing the Gledhill boiler supplying hot water, concealed heat exchange system for economic heat recovery. Further cupboard for additional storage. Doors lead to the living room, bedroom and shower room.

## LIVING ROOM

A welcoming room with a French door opening onto the balcony, with a secluded outlook. Two pendant ceiling lights. TV & aerial 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 splashback, waist-level oven, and concealed fridge and freezer. Concealed under-unit lighting, ceiling spot light fitting and non-slip tiled floor.

## DOUBLE BEDROOM

A well-proportioned double bedroom, with a very

# 1 BED | £259,950

spacious and versatile walk-in wardrobe, housing hanging rails and extensive shelving. TV & aerial point. Plug sockets are elevated for ease of use.

## 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. Useful storage cupboard.

## 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
- Estates Manager

The service charge does not cover external costs for the apartments such as Council Tax, 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.

