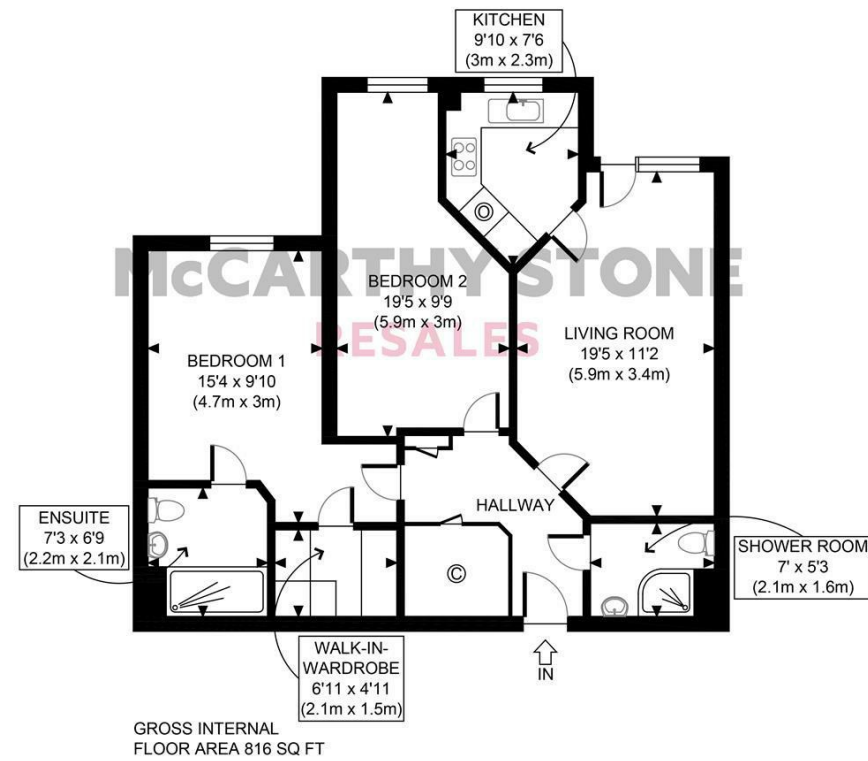
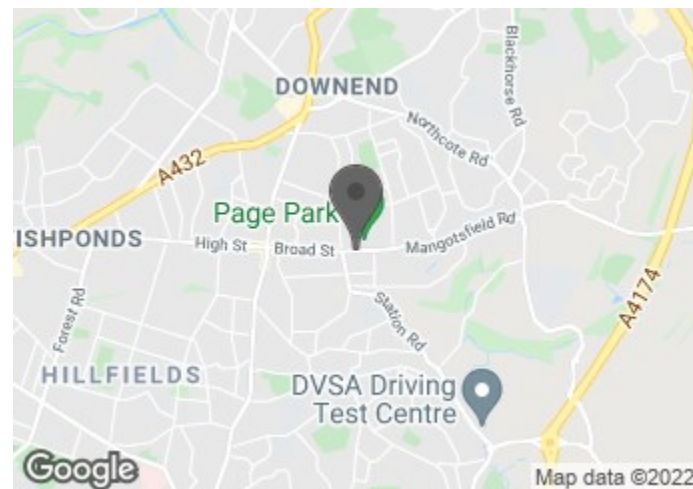


McCARTHY STONE RESALES

25 WILLIAM PAGE COURT, BROAD STREET, BRISTOL, BS16 5FF



APPROX. GROSS INTERNAL FLOOR AREA 816 SQ FT / 76 SQM	William Page 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 02/12/21
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



A bright and spacious two bedroom, two bathroom retirement apartment situated on the first floor. Brand new living room carpet.

McCARTHY STONE RESALES

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.

McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544



ASKING PRICE £325,000 LEASEHOLD

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

WILLIAM PAGE COURT, BROAD STREET, BRISTOL

2 BED | £325,000

INTRODUCTION:

This lovely apartment is positioned on the First Floor with access to all the main facilities of this excellent development and just a short stroll to nearby Page Park. In addition there is a well-appointed kitchen with a comprehensive range of integrated appliances, effective underfloor heating.

Constructed in 2016 by award-winning retirement home developers McCarthy Stone, William Page Court has a distinctive linear frontage opposite the attractive Page Park. Staple Hill High Street is less than half a mile distance and the predominantly Victorian buildings provide for an eclectic mix of retailers, bars, restaurants and cafes. In fact it would be hard to find something not represented in this thriving Bristol suburb. William Page Court is a 'Retirement Living' development providing an independent lifestyle opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager who oversees 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 William Page Court; there are always plenty of regular activities to choose from including; a fitness class, coffee mornings and afternoon teas, games and quiz nights, film nights, and occasional themed events. 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.

William Page Court enjoys excellent communal facilities including a fantastic homeowners lounge, pleasant landscaped gardens, laundry, scooter store and onsite parking available by annual permit for which there is a charge of around £250 per annum and for which there may be a waiting list (please check with the House Manager to confirm).

ENTRANCE HALL:

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a verbal and visual link (by tuning the homeowners TV) to the main development entrance door. Emergency pull cord, storage cupboard with shelving and housing the Gledhill boiler supplying hot water, and 'Vent Axia' heat exchange unit. A shallow storage cupboard houses electric meter and fuse boxes. A feature glazed panelled door leads to the living room.

LIVING ROOM:

A stunning room full of light and a welcoming ambiance. A double-glazed French door opening onto a Juliet balcony with an outlook over the landscaped garden. A modern looking focal point fireplace adds a nice homely feel to this apartment.

KITCHEN:

With a double-glazed picture window. There is an excellent range of soft cream high-gloss fitted units with contrasting laminate worktops having matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with glazed splash-panel and stainless steel chimney extractor hood over, waist level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

BEDROOM ONE:

A lovely well-proportioned double bedroom with a large double-glazed window. Recessed area with a large walk-in wardrobe with auto-light, hanging rails and shelving. Separate door leading to a spacious en-suite with a shower.

ENSUITE WET ROOM:

Modern Wet Room facility with a white suite comprising; a back-to-the-wall WC with concealed cistern, vanity wash-basin with cupboard unit below and mirror with integral light above and a level access, walk-in shower and glazed shower screen. Ladder radiator, emergency pull cord, ceiling spot lights. Extensively tiled walls and fully tiled floor.

BEDROOM TWO:

A spacious second room that could even be used as a library or hobby room. Large double glazed window.

GUEST SHOWER / WC

A modern bathroom with a WC with concealed cistern, vanity wash-basin with cupboard unit below and mirror with integral light above, walk-in shower and glazed shower screen. Ladder radiator, emergency pull cord, ceiling spot lights. Extensively tiled walls and fully tiled floor.

LEASE LENGTH:

999 years from the 1st Jan 2016

GROUND RENT:

£495 per annum

SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows and exterior of all apartment windows
- Water for communal areas
- 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 and all external window cleaning, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

