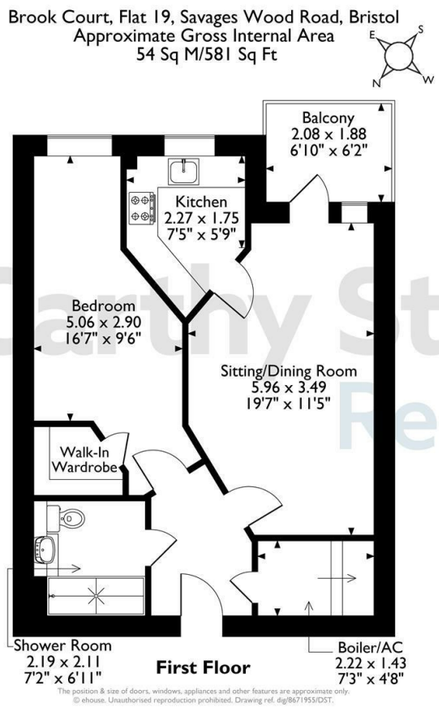
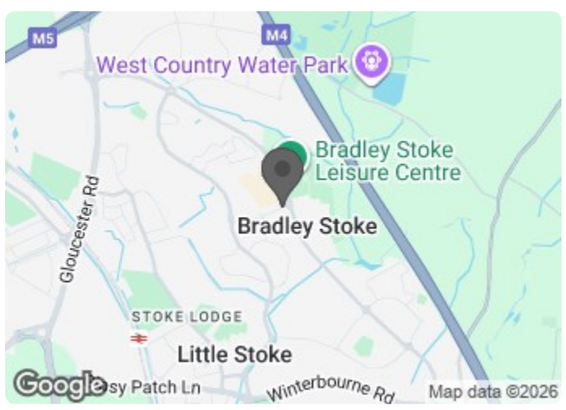
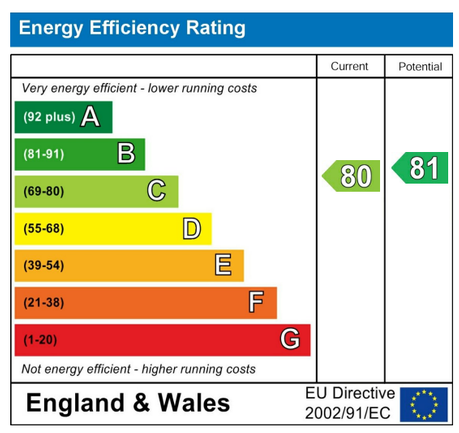
McCarthy Stone
Resales



Council Tax Band: B





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The Property Ombudsman

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McCarthy Stone
Resales

19 Brook Court

Savages Wood Road, Bradley Stoke, Bristol, BS32 9AA

Asking price £180,000 Leasehold

Situated on the first floor, this one bedroom retirement apartment has a South facing balcony accessed from the living room, along with the generous size bedroom having a walk in wardrobe.
Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Brook Court. Savages Wood Road, Bradley Stoke, Bristol

1 Bed | £180,000

Brook Court
Constructed in 2012 by renowned retirement home specialists McCarthy Stone, Brook Court is a 'Retirement Living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager. Additionally, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing a verbal link to the main development entrance.

The development enjoys excellent communal facilities including a homeowners lounge, laundry room, mobility scooter store and attractive landscaped gardens arranged in a courtyard fashion in the centre of the development. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Brook Court; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, pub lunches, themed events and occasional organised trips. 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 Local Area
Brook Court is a popular development of private apartments in a prime location just a five minutes or so level walk from the extensive amenities of the Willow Brook Centre including a Tesco Extra store, Specsavers, Greggs and a Card Factory, along with a myriad of other retailers, bars and restaurants. The Three Brooks Inn is a popular social spot for our Homeowners.

Brook Court is situated close to the Parkway train station, along with being on a bus route and within 5 minutes of the M4/M5 intersection linking the South West, Wales, the North and London.

No.19
This delightful first floor apartment features a generous size living room, perfect for relaxation or entertaining guests. The well-appointed bedroom offers a comfortable retreat, while the modern bathroom ensures convenience and style.

One of the standout features of this apartment is the lovely south-facing balcony, which invites an abundance of natural light and provides a wonderful outdoor space to enjoy the fresh air, whether you wish to sip your morning coffee or unwind with a book in the afternoon sun.

Situated in a vibrant community, this apartment is ideal for those seeking a blend of comfort and accessibility. With local amenities and transport links nearby, you will find everything you need within easy reach.

Entrance Hall
Solid entrance door with spy-hole. Wall mounted security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord. Walk-in store/airing cupboard with light, shelving and housing the Gledhill cylinder supplying domestic hot water, along with the 'Vent Axia' heat exchange unit.

Living Room
A bright and airy room with triple glazed door opening on to the balcony. Focal point fireplace with inset pebble effect electric fire. Part glazed door leads to the kitchen.

Balcony
Large enough for a small table and chairs, this South facing balcony is a lovely place to sit out and relax.

Kitchen
With a Triple-glazed window. Excellent range of 'Maple effect' fitted units with contrasting laminate worktops and incorporating an inset sink/drainer. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, waist level oven and concealed fridge and freezer. Ceiling spot light fitting, extensively tiled splashbacks and tiled floor.

Double Bedroom
A spacious double bedroom with triple glazed window. Walk in wardrobe with shelving and hanging space.

Shower Room
White suite comprising; walk-in shower with glazed screen, WC, vanity unit with inset wash basin with storage below and mirror, light and shaver point above. Fully tiled walls and floor, heated towel rail and emergency pull cord.

Parking
Car parking is limited and available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list. However, the proximity to the excellent local facilities could see a car as an unnecessary requirement.

Service Charge
What your service charge pays for:

• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates
• Underfloor heating within the apartments

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge: £3,303.76 for financial year ending 31/03/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease and Ground Rent
125 years from the 1st June 2012.
Ground rent £425 per annum
Ground rent review: 1st June 2027

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• FREE Entitlements Advice to help you find out what benefits you may be entitled to.

• Part Exchange service to help you move without the hassle of having to sell your own home.

• Removal Services that can help you declutter and move you in to your new home.

• Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.