

11 Brook Court

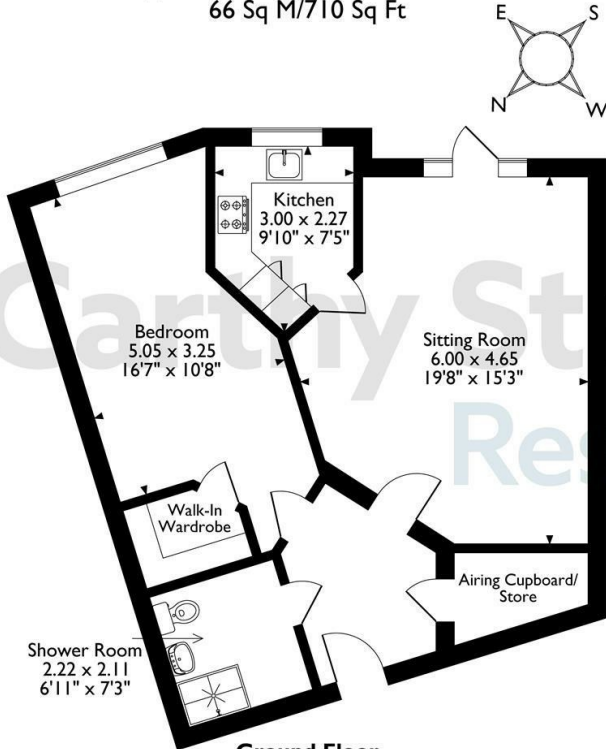
Savages Wood Road, Bradley Stoke, Bristol, BS32 9AA



Asking price £180,000 Leasehold

A very well presented ground floor, one bedroom retirement apartment with direct access from the spacious living room on to a pretty patio area.  
\*Energy Efficient\* \*Pet Friendly\*

Brook Court, Flat 11, Savages Wood Road, Bristol  
Approximate Gross Internal Area  
66 Sq M/710 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.  
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Council Tax Band: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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# Brook Court, Savages Wood Road, Bradley Stoke, Bristol

**Brook Court**  
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 home owners lounge, laundry, 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**  
Constructed in 2012 by renowned retirement home specialists McCarthy Stone, 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.11**  
No.11 is a very well presented, ground floor apartment with direct access out from the spacious living room on to a pretty patio area. The kitchen is well equipped with integrated appliances, the bathroom has a walk in shower and the ‘L’ double bedroom has a walk in wardrobe.

**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 and shelving housing the Gledhill water cylinder supplying domestic hot water and the ‘Vent Axia’ heat exchange unit.

**Living Room**  
A bright and airy room with triple glazed patio door opening on to a pretty patio area. Modern. wall mounted feature fireplace with inset electric fire.

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

**Double Bedroom**  
A spacious ‘L’ shaped 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 washbasin, cupboards 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

## 1 Bed | £180,000

- 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.

Service Charge: £3,303.76 per annum (up to financial year end 31/03/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

**Lease and Ground Rent**  
125 years from the 1st June 2012.  
Ground rent £425 per annum  
Ground rent review: Jun-27

**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 that can assist with service charges or living costs.

- 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.

