

# PRICE REDUCTION



McCarthy & Stone  
RESALES



21 Cabot Court Bath Road, Bristol, BS30 9BR  
Asking price £299,950

LEASEHOLD

For further details  
please call 0345 556 4104



# 21 Cabot Court Bath Road, Bristol, BS30 9BR

A stunning NEWLY DECORATED AND CARPETED throughout two bedroom retirement apartment on the first floor. Double glazed patio doors opening onto a JULIETTE BALCONY providing an outlook over the front of the development.

## Introduction:

This super two bed apartment in the ever-popular Cabot Court is benefitting from newly decorated and carpeted accommodation and is just ready and waiting for a lucky buyer. It is located on the first floor with the elevated outlook this provides but is conveniently placed for the lift service and access to the excellent amenities of the development. the bright dual-aspect living room has a French door opening onto a Juliette balcony, the excellent kitchen has a comprehensive range of integrated appliances, two good-sized bedrooms, cloakroom and a practical wetroom styled shower room.

Cabot Court is a prestigious development constructed in 2011 by multi award-winning McCarthy and Stone and located within easy access of the excellent amenities of Bath Road including supermarkets, independent shops, pubs and the more extensive facilities at the nearby Gallagher Retail Park including the likes of Marks and Spencer. B & Q, Boots and other major retailers.

This is a 'retirement living' development exclusively designed for independent living for those aged 60 years and over. Cabot Court offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. Its a vibrant development and as such it's easy to make new friends and to lead a busy and fulfilled life at here; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, 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.

For peace of mind our House Manager provides excellent support to Home Owners whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property

maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments the development also offers beautiful social spaces such as a communal lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a modest nightly charge.

## Entrance Hall

Of a very good size with ample space for hall furniture. Having a solid entrance door with spy-hole, security intercom entry system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, large walk-in utility cupboard with light and shelving, housing both the Gledhill boiler supplying hot water and the Vent Axia heat exchange unit. there is a further shallow cupboard with meters. A feature glazed panelled door leads to the Living room.

## Cloakroom

With a modern white suite comprising; W.C. pedestal wash basin. Tiled floor.

## Living Room

A very welcoming, bright and airy room courtesy of the dual aspect double-glazing with a French door opening onto a 'Juliette' balcony providing an interesting elevated outlook over the front of the development. There is a focal point fireplace with inset electric fire. A feature glazed panelled double door opens into the kitchen.

## Kitchen

With a double-glazed window. Quality range of 'Maple' effect fitted wall and base units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with a stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Extensively tiled walls and fully tiled floor.

## Bedroom One

Of a good size with a double-glazed window, built-in wardrobe with hanging space, shelving and mirror-fronted doors.

## Second Bedroom

Another good-sized bedroom a double-glazed window.

## Wet Room

With modern white sanitary ware comprising; low-level WC, vanity wash-hand basin with storage cupboard below and mirror, light and shaver point over. Walk-in level access shower with glazed shower screen, heated ladder radiator, emergency pull cord, fully tiled walls and tiled floor.

## Service Charge (breakdown)

- Cleaning of communal 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

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, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

## Lease and Ground Rent

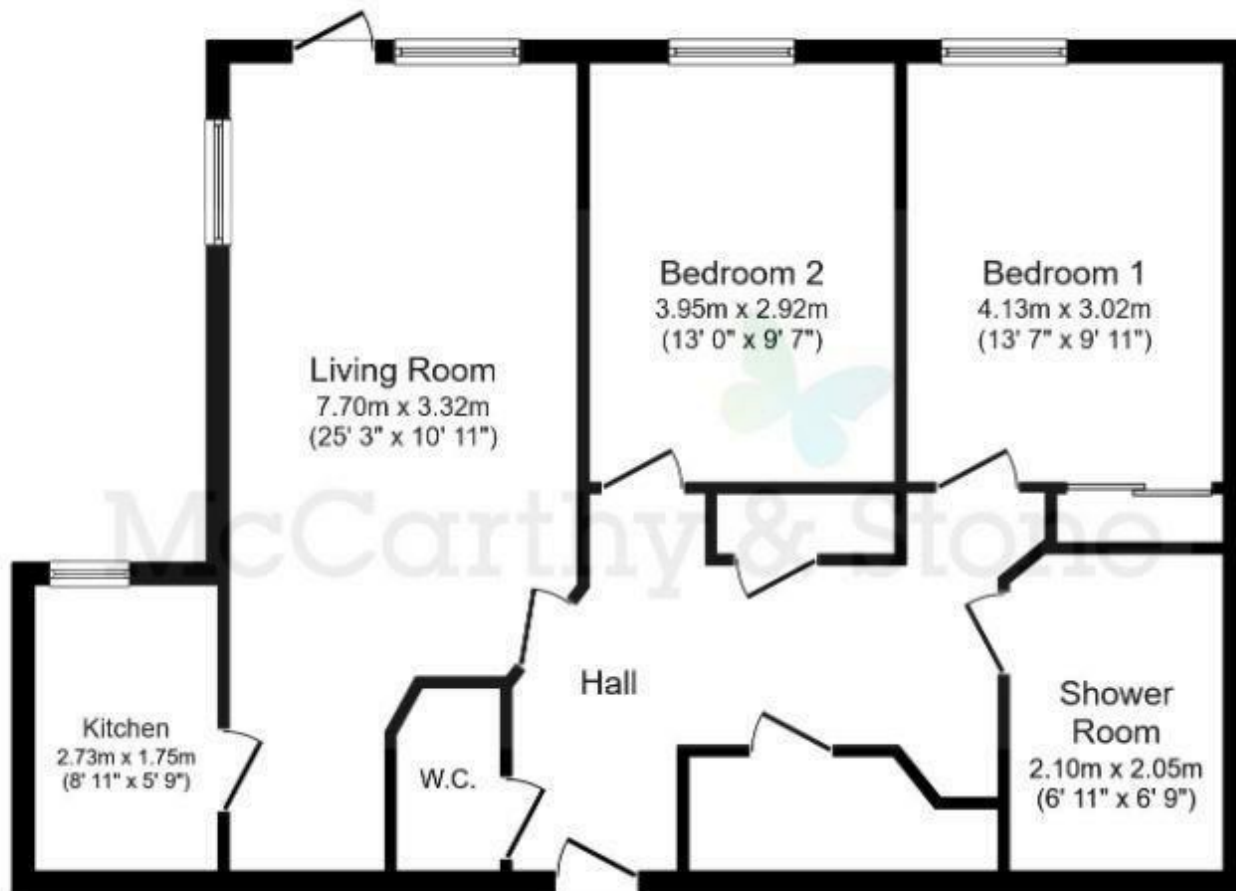
Lease: 125 years from 1st Jan 2011

Ground Rent: £495 pa









**Floor Plan**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

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