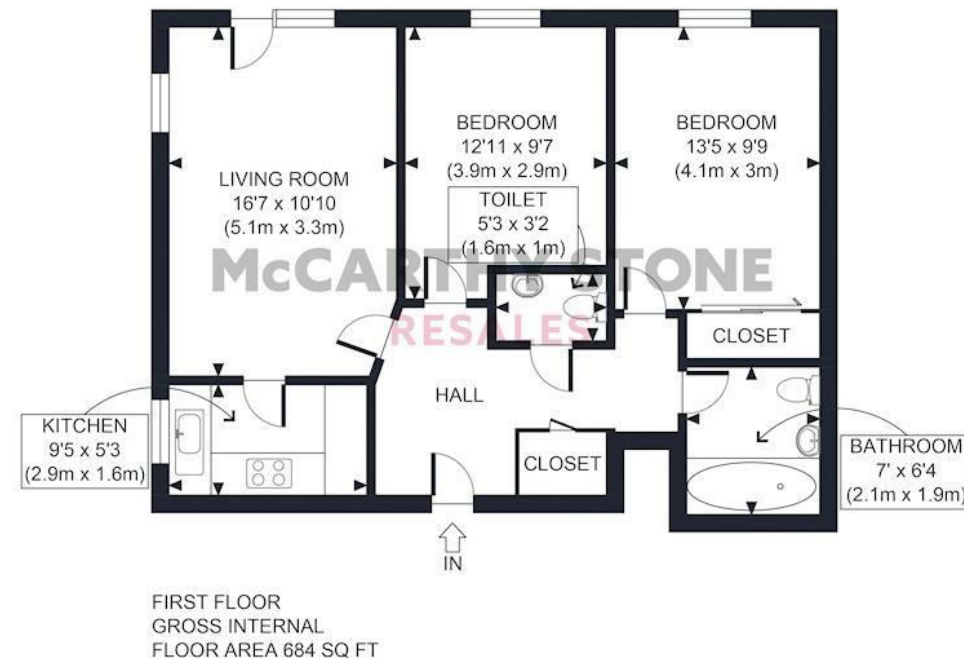


# McCARTHY STONE RESALES

## 17 CABOT COURT BATH ROAD, BRISTOL, BS30 9BR



APPROX. GROSS INTERNAL FLOOR AREA 684 SQ FT / 64 SQM	Cabot 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: 14/04/21
	photoplan

### COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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A bright and spacious two-bedroom retirement apartment with a **BEAUTIFUL BALCONY AND VIEW**. Cabot Court is conveniently situated close to shops, cafes and other amenities.

### ASKING PRICE £299,950 LEASEHOLD

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



# CABOT COURT, BATH ROAD, LONGWELL GREEN, BRISTOL

## INTRODUCTION:

The property is a bright and spacious two-bedroom apartment located on the first floor. The apartment comprises a dual-aspect living room with a French door opening onto a Juliet balcony, an excellent kitchen containing a comprehensive range of integrated appliances, two good-sized bedrooms, cloakroom and shower room.

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

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. It is a vibrant development. It's is easy to make new friends and to lead a busy and fulfilled life, 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

A large hallway with ample space for furniture. A solid entrance door with spyhole, security intercom entry system that provides both a visual (via the home owner's 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.

## LIVING ROOM

A bright and spacious living room with a beautiful Juliet balcony with a view. 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.

# 2 BED | £299,950

## SECOND BEDROOM

A double bedroom with a large window that lets in a lot of sunlight.

## WET ROOM

Low-level WC, vanity 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.

Service charge: £3,796.08 per annum (up to financial year end 31/03/2023)

## LEASE AND GROUND RENT

Lease: 125 years from 1st Jan 2011

Ground rent: £495 per annum

Ground rent review: Jan 2026

