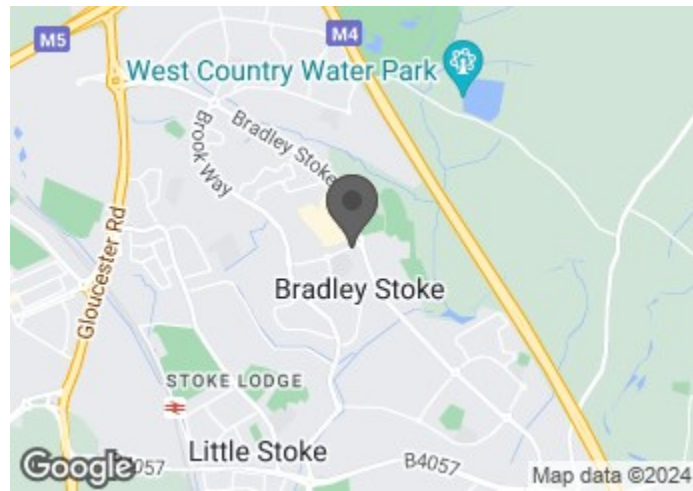


COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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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McCARTHY STONE  
RESALES

20 BROOK COURT  
SAVAGES WOOD ROAD, BRADLEY STOKE, BRISTOL, BS32 9AA



Located on the first floor, this very well presented retirement apartment has been freshly decorated and the living room and hall has a newly fitted carpet. Situated close to the lift that services all floors and offers a lovely walk out balcony from the living room.

\*Energy Efficient\* \* Pet Friendly\*

ASKING PRICE £215,000 LEASEHOLD

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



# BROOK COURT, SAVAGES WOOD ROAD, BRADLEY STOKES, BRISTOL

## BROOK COURT

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.

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 of £25 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.

## ENTRANCE HALL

Solid entrance door with spy-hole, security intercom system that provides a verbal link to the main development entrance door. Emergency pull cord, walk-in store/airing cupboard with light and housing the Gledhill boiler supplying domestic hot water and the 'Vent Axia' heat exchange unit.

## LIVING ROOM

A bright and airy room with triple-glazed door with matching side-panel opening onto a balcony. There is a focal point fireplace with inset electric fire and a feature glazed panelled door leads to the kitchen.

## KITCHEN

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

## DOUBLE BEDROOM

With triple-glazed window, walk in wardrobe with light, hanging space and shelving.

## SHOWER ROOM

Modern white suite comprising; walk-in shower with handy grab rail and glazed shower screen, WC, vanity unit with storage cupboard below and wash-hand basin with mirror, light and shaver point above . Fully tiled walls and floor, heated towel rail and emergency pull cord.

## FURTHER INFORMATION

There are pleasant landscaped communal gardens arranged as a central courtyard. Apartment heating costs are included within the service charge via an air source heat pump. Car parking is limited and available with a yearly permit at a charge of around £250 per annum (subject to availability). 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 in apartments (via air source heat pump)

Service Charge: £3,174.79 per annum (up to financial year end 31/03/2025).

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges

# 1 BED | £215,000

please contact your Property Consultant or House Manager.

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

Lease 125 years from the 1st June 2012  
Ground rent: £495 per annum  
Ground rent review date: June 2027

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Underfloor heating (via air source heat pump)
- 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.

