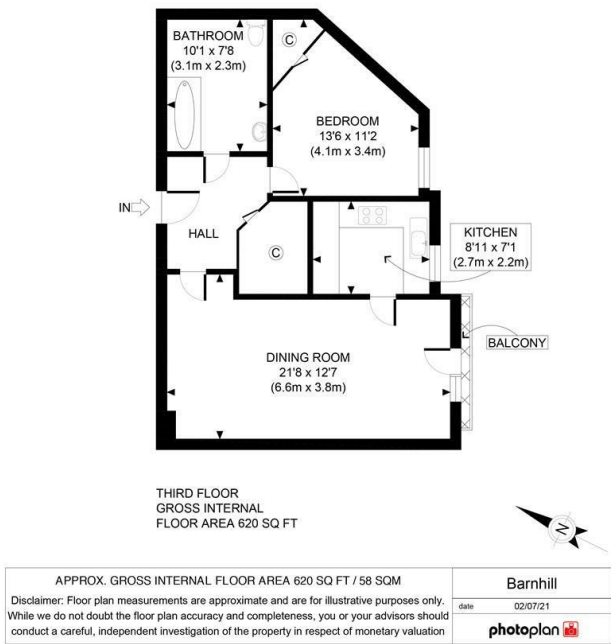
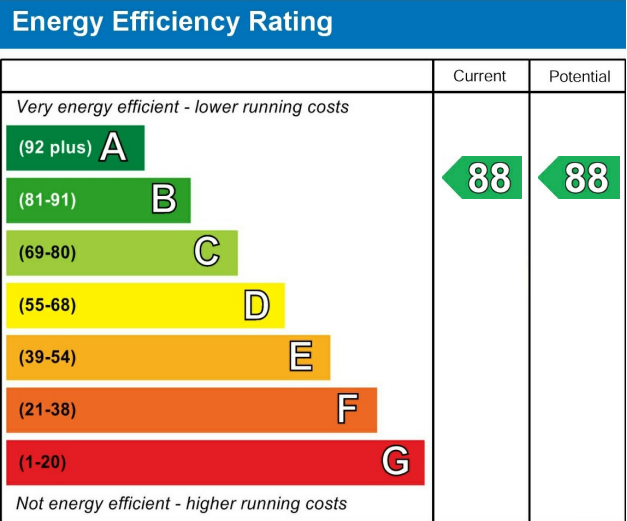
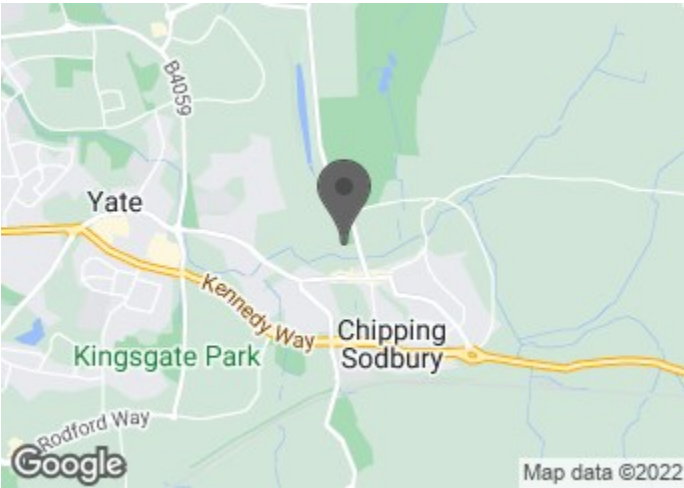


McCARTHY STONE  
RESALES

43 BARNHILL COURT,  
BARNHILL ROAD, BRISTOL, BS37 6FG



COUNCIL TAX BAND: B



SOUTHERLY facing, first floor, ONE bedroom retirement apartment.  
Convenient for town.

McCARTHY STONE  
RESALES

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. In accordance with the terms of the Lease, upon legal completion of the sale of a McCarthy Stone managed property a 1% contingency fee is payable to the Landlord to be held in on trust in a Contingency Fund to be used for the benefit of the remaining tenants of the development. Details regarding any leases, ground rent, service charge and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information on the fees that apply to this property. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information

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PRICE REDUCTION

ASKING PRICE £249,950 LEASEHOLD

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# BARNHILL COURT, BARNHILL ROAD,

## SUMMARY

Completed by award-winning developers McCarthy & Stone in 2015, Barnhill Court occupies an excellent position, an easy 10-minute level walk to the thriving and historic Chipping Sodbury High Street with its origins dating back to the 12th Century. In addition, a Waitrose Supermarket is very close by with easy pedestrian access.

This is a 'Retirement Living Plus' development providing private apartments specifically for those over 70 years of age and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversee the smooth running of the development.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance.

The development boast's a host of facilities for the enjoyment of home owners, not least of which is the beautiful communal lounge which is the hub of social activities. There is also a restaurant with a fantastic, varied daily table-service lunch. Lifts, serving all floors, a mobility scooter store, laundry room and a lovely landscaped garden all benefit homeowners.

There is also the excellent guest suite, widely used by visiting family and friends for which a small nightly charge applies. It's so easy to make new friends and to lead a busy and fulfilled life at Barnhill Court; there are always plenty of regular activities to enjoy. These may



include; coffee mornings, art group, fitness classes, film night, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

## ENTRANCE HALL

Having a solid oak veneered entrance door with spy-hole. A security intercom system provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, large store cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange system utilising the hot air generated within the property and recirculating this back into the principle rooms. A feature glazed panelled door leads to the Living room.

## LIVING / DINING ROOM

This is an excellent room with triple-glazed windows providing ample natural, southerly, light. A triple-glazed French door is framed by a Juliet balcony. Feature glazed panelled door to kitchen.

## KITCHEN

With an electrically operated triple-glazed window. An excellent range of 'Shaker styled' cream-fronted fitted wall and base units with woodblock effect laminate worktops, matching upstands and incorporating a stainless steel inset sink unit. A range of integrated appliances include; a 'Neff' four-ringed hob with 'tilt and slide' door, glazed hob splashback and stainless steel chimney extractor hood over, 'Neff' high level built-in oven and concealed fridge and freezer. Plank styled flooring.

## BEDROOM

An interesting shaped double bedroom with a



# 1 BEDROOMS £249,950

triple-glazed picture window, walk-in wardrobe with auto light, ample hanging space and shelving.

## SHOWER ROOM

Modern white suite comprising; close-coupled WC, vanity wash-hand basin set into excellent bathroom furniture storage cupboards below and to one side, mirror and inset downlights. Panelled bath and separate walk-in, level access shower cubicle with a raindrop shower head and additional adjustable shower attachment. Fully tiled walls and wet room styled vinyl flooring, electric heated towel rail/radiator, emergency pull cord.

## GENERAL

There are lovely communal landscaped gardens, superb communal facilities and car parking available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list.

## 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. To find out more about the service charges please contact your Property Consultant or House Manager.

Service Charge: £6,887 pa (for financial year ending 10/22)

## LEASE INFORMATION

Lease Length: 125 years from 1st Jan 2015  
Ground Rent: £435 per annum

