

McCARTHY STONE
RESALES

14 BARNHILL COURT

BARNHILL ROAD, CHIPPING SODBURY, BRISTOL, BS37 6FG



APPROX. GROSS INTERNAL FLOOR AREA 573 SQ FT / 53 SQM	Barnhill 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: 09/06/22 photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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 contingency fee is payable to the Landlord to be held in 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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An excellent one-bedroom UPPER GROUND FLOOR retirement apartment with a COURTYARD VIEW. This desirable development benefits from wonderful communal facilities and is set in a lovely Market town location.

PRICE REDUCTION

ASKING PRICE £219,950 LEASEHOLD

For further details, please call **0345 556 4104**
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BARNHILL COURT, BARNHILL ROAD,

SUMMARY

Completed in 2015 by multi award-winning developers McCarthy & Stone, Barnhill Court occupies an excellent position in thriving and historic Chipping Sodbury - an easy and level 10-minute walk to the beautiful high street with its origins dating back to the 12th Century, and just a few minutes' walk to a Waitrose Supermarket.

This is a 'Retirement Living Plus' development, providing private apartments specifically for those over 70 years of age. The development has been designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent Estate Manager and staff, who oversees 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 which provides a visual and verbal link to the main development entrance.

The development boasts a host of facilities for the enjoyment of home owners: the beautiful communal lounge which is the hub of social activities; a restaurant with a fantastic, varied table-service lunch; mobility scooter store; laundry room; lovely landscaped garden and lifts serving all floors. There is a large well-appointed guest suite for the use of visiting family and friends (a small nightly charge applies for the use of this).

It is easy to make new friends and to lead a busy and fulfilled life at Barnhill Court. There are many regular activities to enjoy; such activities may include coffee mornings, art groups, fitness classes, film nights, games and quiz nights, seasonal and themed events. 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. Barnhill Court is also on the route of the local community transport service.

ENTRANCE HALL

Of a good size with space for typical hallway furniture. Having an oak-veneered entrance door with spy-hole, security intercom



system that provides both a visual (via the home-owner's TV) and verbal link to the main development door. Emergency pull-cord, spacious walk-in boiler cupboard with mains socket, light, shelving housing the Gledhill boiler which supplies domestic hot water, and concealed Vent Axia heat exchange unit. A feature glazed-panelled door leads to the living room

LIVING ROOM

Of a good size, overlooking the courtyard and boasting a free standing contemporary-styled fireplace, which makes a lovely focal point (the seller is happy to include this in the sale should the purchaser wish). A feature glazed-panelled door leads to the kitchen.

KITCHEN

Having cream shaker-style modern fitted units with contrasting laminate wood-effect worktops and matching upstands incorporating an inset stainless steel sink. Integrated appliances include a four-ringed hob with glazed splash panel and stainless-steel chimney extractor hood over, waist-level single oven, concealed fridge and freezer. Ceiling spot light. Plank-effect flooring.

BEDROOM

A lovely well-proportioned double bedroom. Built-in wardrobe with hanging rails and shelving. Window allowing ample natural light.

BATHROOM

'Wet room' style with modern white suite comprising; WC, vanity wash-hand basin set into fitted furniture surround including storage below and to the side, fitted mirror, paneled bath and separate walk-in level-access shower. Fully tiled walls and wet-room vinyl flooring, electric heated towel rail, emergency pull-cord and ceiling spot light.

GENERAL

There are very pleasant landscaped communal gardens. Car parking may be available with a yearly permit at a charge of around £250 per annum. Internal doors are a generous width for easy access. Fully controllable room-by-room underfloor heating and an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principle rooms



1 BEDROOMS £219,950

SERVICE CHARGE (BREAKDOWN)

- The cost of the excellent Estate Manager and 24/7 staff
- 1 Hour of domestic assistance per week
- Cleaning of communal windows and exterior of apartment 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 service charges please contact your Property Consultant or Estates Manager.

Service Charge : £8,158.62 per annum (Up to financial year end 30/09/2024)

LEASE INFORMATION

Lease length: 125 years from 1st Jan 2015

Ground rent: £435 per annum

Ground rent review date: Jan 2030

ADDITIONAL SERVICES

- ** Entitlements Service ** Check out benefits you may be entitled to, to support you with service charges and living costs.
- ** Part Exchange ** We offer Part-Exchange service to help you move without the hassle of having to sell your own home.
- ** Removal Service ** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.
- ** Solicitors ** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

