

Part-Exchange Available



McCarthy & Stone

RESALES

21 Magpie Court High Street, Bristol, BS15 3FS
Asking price £330,000 Leasehold

For further details
please call 0345 556 4104

21 Magpie Court High Street, Bristol, BS15 3FS

A well presented TWO DOUBLE bedroom apartment, situated on the FIRST floor. Featuring a WALKOUT BALCONY overlooking the communal GARDENS. In addition to the MODERN shower room the property benefits from a further WC/CLOAKROOM for GUESTS.

Introduction

This luxury apartment is located on the first floor of this stunning new development located on the High Street of this very popular Bristol suburb. The elevated position and lovely balcony provides for a very pleasant outlook over the landscaped gardens of Magpie Court. The spacious accommodation is beautifully presented and provides a spacious living room which is bright and welcoming with a French door opening to the balcony. A super well-fitted kitchen comes fitted with a range of integrated appliances. There is a sensible wet room with walk-in shower and a useful cloakroom plus the additional benefit of an additional wc/cloaks off the hall. T

Constructed as recently as 2019, Magpie Court is a stunning development by multi award-winning retirement specialist McCarthy and Stone. A 'Retirement Living Plus' development designed for independent living for those aged over 70 years. Magpie Court offers the peace-of-mind provided by the day-to-day support of our Estate Manager and staff who oversee the smooth running of the development. The development enjoys fantastic communal facilities including a beautiful homeowner's lounge, bistro with a fantastic, varied and inexpensive menu, laundry, scooter store and landscaped gardens.

Homeowners also benefit from extensive domestic and care packages being available to suit individual needs and budgets, one hour of domiciliary care per week is included in the service charge. 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. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night (due to covid-19 the first night charge is currently £55 to cover additional cleaning) applies. It is easy to make new friends and to lead a busy and fulfilled life at Magpie Court; there will be a growing list of regular activities to choose from. Often these may include; coffee mornings, film nights, exercise classes, gardening club, games and card evenings, cheese and wine evenings, guest speakers and occasional 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.

Magpie Court boasts an enviable High Street location in this

sought-after suburb of Bristol the development is just 0.2 miles from Magpie Bottom Nature Reserve, which has peaceful woodlands, parks and streams. It's perfect for a leisurely walk. The High Street is 0.5 miles away where you'll find bakeries, supermarkets, banks and a Post Office., pubs and restaurants. Only 0.6 miles away, you can also find Hanham Library and the local Community Centre, which holds regular events and activities.

Entrance Hall

A lengthy hallway with space for some conventional hall furniture. Having a solid 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 entrance door. Emergency pull cord, useful walk-in boiler cupboard with light, shelving and housing the Gledhill boiler supplying hot water, concealed heat exchange system for economic heat recovery. A feature glazed panelled door leads to the living room.

Cloakroom

Modern white suite comprising; a back-to-the-wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards worktop over and heated mirror with integrated light. Emergency pull cord, ceiling spot light fitting, extensively tiled walls and non-slip tiled floor.

Living Room

A beautifully presented and very welcoming room with a French door and matching side panel opening onto a balcony with a pleasant elevated outlook over the development gardens. Double panelled doors lead to the kitchen.

Kitchen

With electrically operated double-glazed window. Excellent contemporary styled fitted kitchen with soft-white units having contrasting laminate worktops and matching up-stands incorporating an inset sink unit. Integrated appliances comprise; a Bosch halogen hob with stainless steel chimney extractor hood over and modern glass splashback, Bosch waist-level oven, and Bosch concealed fridge and freezer. Concealed under-unit lighting, ceiling spot light fitting and non-slip tiled floor.

Bedroom One

A lovely well-proportioned double bedroom with fitted wardrobes. Double glazed window,

Bedroom Two

Spacious second bedroom with a double-glazed window.

Shower Room

Modern white suite comprising; a back-to-the-wall WC with concealed cistern, vanity wash-basin with fitted unit below and heated mirror having integrated light over, walk-in level access shower. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls, non-slip tiled flooring.

Parking

For more information about parking at the development, please ask your Property Consultant or Estate Manager

General

There are lovely communal landscaped gardens around the development.

Service Charge

The service charge includes

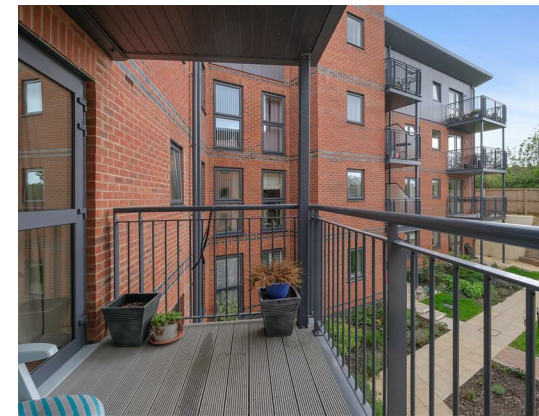
- One hour domestic assistance each week
- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- Estates Manager

The service charge does not cover external costs for the apartments such as Council Tax, Electricity and TV.

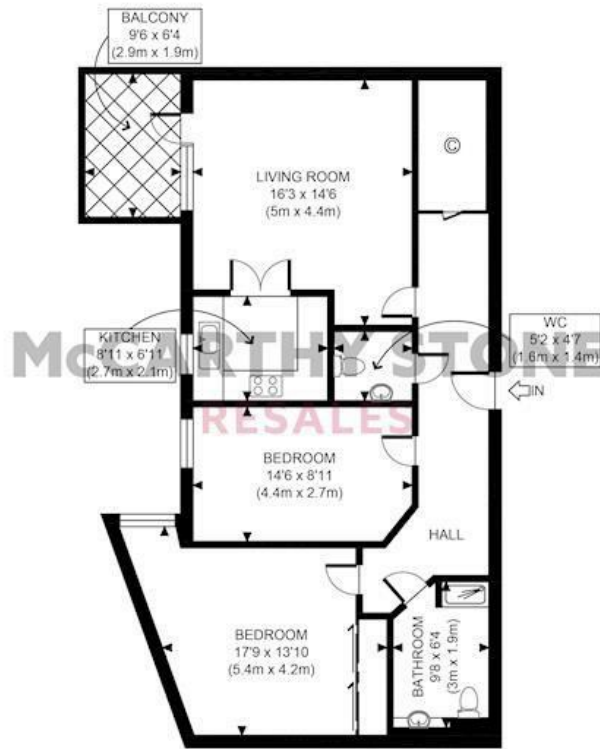
Lease Information

Leasehold 999 Years from 2017

Ground Rent £510 pa.







FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 884 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 884 SQ FT / 82 SQM	Magpie 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 17/05/21
	photoplan



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

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