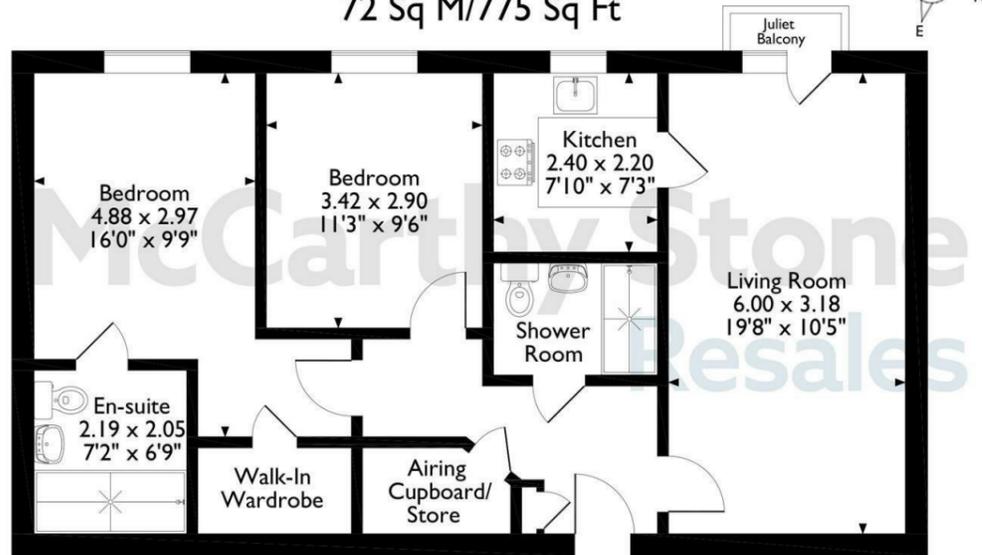


18 Hamilton House, Charlton Boulevard, Patchway, Bristol  
Approximate Gross Internal Area  
72 Sq M/775 Sq Ft



**First Floor Flat**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8668924/DST.

**Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 18 Hamilton House

Charlton Boulevard, Patchway, Bristol, BS34 5QY



**Asking price £245,000 Leasehold**

This beautifully presented, first floor, two bedroom retirement apartment is offered to the market via the shared ownership scheme, whereby 70% - 100% of the apartments value can be purchased.

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

**Call us on 0345 556 4104 to find out more.**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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. Details regarding any common charges 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 that 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 purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# Hamilton House, Charlton Boulevard, Patchway, BS34 5QY

## Hamilton House

Charlton Hayes is a vibrant urban suburb, just six miles north of Bristol city centre. Constructed by multi ward-winning home builders McCarthy Stone this 'Retirement Living' development provides 19 one bedroom and 22 two bedroom apartments exclusively for those over 60.

All 41 apartments have been designed in an elegant, contemporary style with a 24 hour emergency call system, fire detection equipment and a camera entry system that connects to a standard TV. Homeowners can enjoy the landscaped grounds, herb garden and boules court, as well as an exclusive, well-equipped homeowners' lounge and private gym. There is also a large car park with permits available for £250 per year (subject to availability)

If you have limited mobility, the entire development is easily accessible by wheelchair and there is also a mobility scooter store on site (subject to availability). There is an excellent guest suite available for visiting family and friends for which a modest nightly rate is applicable.

This is a vibrant and welcoming community and it will be easy to make new friends and to lead a busy and fulfilled life at Hamilton House. There are always a variety of regular activities to choose from including coffee mornings, film nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

## The Local Area

There are fantastic local amenities within an easy distance - a doctor's surgery is just 1km away and a dentist under a 1km. There is a bus stop outside the development with regular services running to central Bristol, Bath, Thornbury and Chepstow. For longer journeys, the train station is 2km away. Cribbs Causeway, Bristol's premier out-of-town shopping and leisure area, is under 2.5km away with 'The Mall' hosting many well-recognised retailers under one roof and with restaurants, bars, cinema, superstores and other major retail outlets all close by.

## No.18

Located on the first floor, this beautifully presented apartment offers a bright, welcoming living room with a Juliet balcony and a modern, well equipped kitchen with integrated appliances. Both bedrooms are of a double size and the master bedroom has an en-suite shower room and a walk in wardrobe, there is a further guests shower room off the entrance hall, along with a walk in utility cupboard.

## Entrance Hallway

The property is accessed via a solid oak-veneered entrance door, complete with a spy-hole for added security. A security intercom system offers both audio and visual communication with the main development entrance, with video accessible through the homeowner's TV.

A spacious walk-in storage cupboard is fitted with lighting and shelving, and houses the Gledhill cylinder, which supplies domestic hot water. A concealed 'Vent Axia' heat exchange unit is also located within.

An emergency pull cord is installed for added peace of mind. A feature glazed, panelled door leads through to the inviting living room.

## Living Room

A really welcoming room with a French door and glazed side-panel opening to a Juliet balcony. Plug sockets are elevated for ease of use. A feature glazed panelled door leads to the kitchen.

## Kitchen

With a large double-glazed window. Quality range of soft cream gloss fronted fitted units with under unit lighting and having contrasting worktops, matching upstands and incorporating an inset sink unit. Integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven, concealed dishwasher and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

## Master Bedroom

An excellent double bedroom with full-height double glazed window allowing an influx of light. Walk-in wardrobe with auto-light, hanging rails and shelving. Plug sockets are elevated for ease of use. Door to en-suite shower room.

## En-Suite Shower Room

Modern white suite comprising; level access shower with glazed screen, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

## Bedroom Two

A further double bedroom with a floor to ceiling window.

## Shower Room

Modern white suite comprising; double width shower cubicle with sliding glazed door, a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

## 2 Bed | £245,000

## Parking Permit Scheme (subject to availability)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

## Additional Information & Services

- Ultrafast Full Fibre Broadband not available at time of listing
- Mains water and electricity
- Electric room heating
- Mains drainage

## 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

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £4,175.41 per annum (for financial year end 30/06/2026).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Lease Information

Ground Rent: £495 per annum

Ground Rent Review Date: June 2033

Lease Length: 999 years from June 2018

