

41 Coopers Court

Blue Cedar Close, Yate, Bristol, BS37 4FF

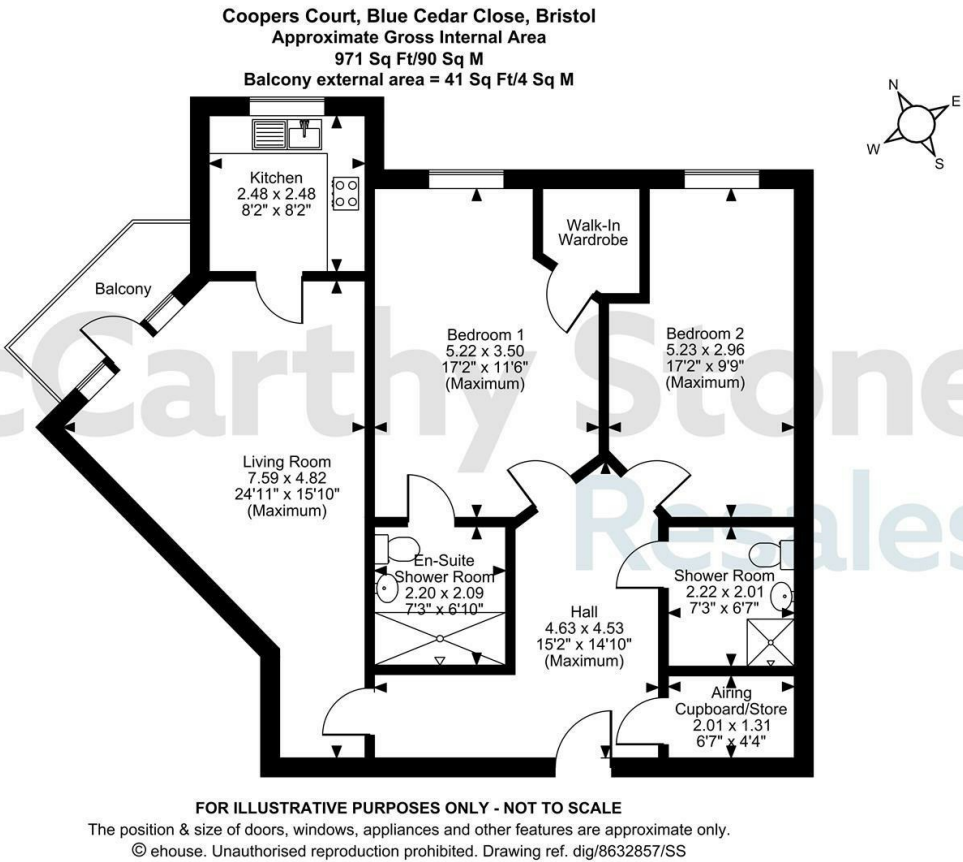


Asking price £299,950 Leasehold

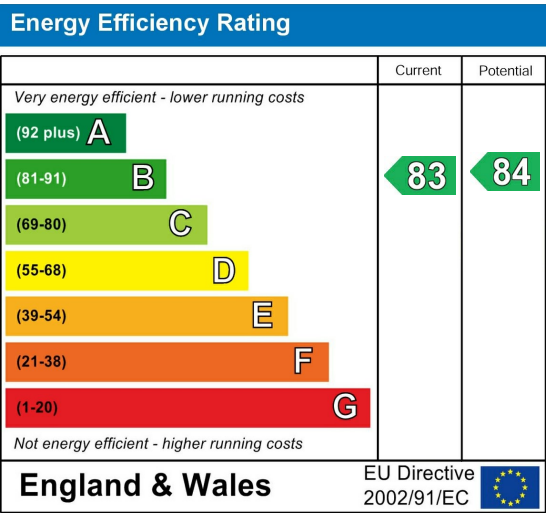
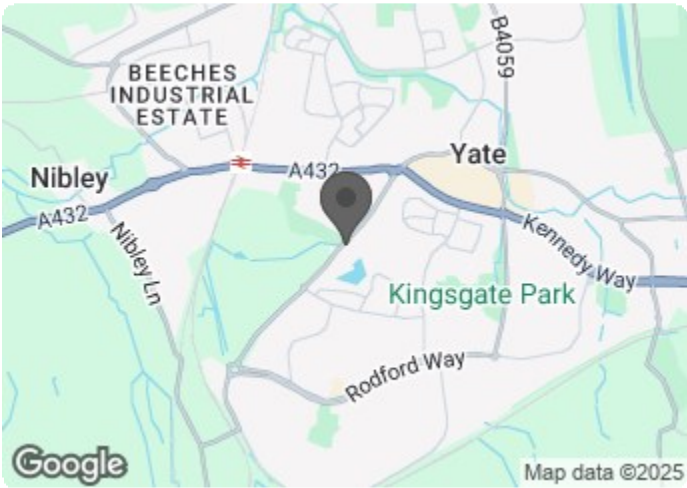
Top floor, two bedroom retirement apartment located close to the lift that serves all floors. Walk out balcony accessed from the spacious living room and master bedroom en-suite & walk in wardrobe.  
\*Energy Efficient\* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

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



Council Tax Band: C



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# Coopers Court, Blue Cedar Close, Yate, Bristol, BS37 4FF

## Coopers Court

Constructed in mid-2014 by award-winning retirement home specialists McCarthy Stone, Coopers Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager. The development enjoys superb communal facilities including an excellent homeowners' lounge, laundry room, scooter store and landscaped gardens.

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 which is widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy life at Coopers Court. There are always plenty of regular activities to choose from including; coffee mornings, an art group, table tennis, garden parties, knitting group and organised coach 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.

## The Local Area

Coopers Court is situated in this popular location and conveniently positioned around half a mile walking distance from a local Morrison's Store. Slightly further afield is Yate Shopping Centre with an extensive selection of retail outlets, Leisure Centre and a Tesco Extra Store is approximately a mile away. There is a bus route outside the development providing a service into Bristol and Yate Centre where more extensive routes are available.

## No.41

Located on the top floor, this very well presented apartment offers a lovely walk out balcony from the living room with an outlook towards Yate common. The well equipped kitchen includes integrated appliances, there are two double bedrooms (master with walk in wardrobe and en-suite shower room), further guest shower room and a good size store/airing cupboard. Both the entrance hall and the bathrooms have emergency pull cords, for peace of mind and the lift, which serves all floors, is opposite the apartment.

## Entrance Hall

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store cupboard with light and shelving

housing the Gledhill boiler supplying hot water and the concealed 'Vent Axia' heat exchange unit. Feature glazed-panelled door to living room.

## Living Room

This generously sized living room a triple glazed door with matching side panels that opens on to the balcony. Partially double glazed doors lead onto a separate kitchen. TV and telephone points, two ceiling lights and a range of power sockets.

## Balcony

A lovely covered space to sit out and enjoy the view out towards Yate common.

## Kitchen

Triple-glazed window with an open outlook. An excellent range of 'Maple effect' fronted units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, waist-level oven, stand alone washer/dryer, concealed dishwasher, fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

## Master Bedroom

Large triple glazed window. Door to walk-in wardrobe and door to en-suite shower room. TV and phone points.

## En-Suite Shower Room

Fully tiled and fitted suite comprising walk in shower with glazed screen, WC, vanity unit with inset sink with mirror above and storage cabinet below. Heated towel rail.

## Second Bedroom

Spacious second double bedroom. Triple Glazed window. TV and phone point.

## Shower Room

Fully tiled and fitted suite comprising walk in shower with glazed screen, WC, vanity unit with inset sink with mirror above and storage cabinet below. Heated towel rail.

## Parking

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.

## Service Charge

What your service charge pays for:

# 2 Bed | £299,950

- 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.

Service Charge: £4,023.88 per annum (up to financial year end 30/09/2025).

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 Information

Lease Length: 125 years from 1st Jan 2014

Ground Rent: £495 per annum

Ground rent review: Jan 2029

## 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.

