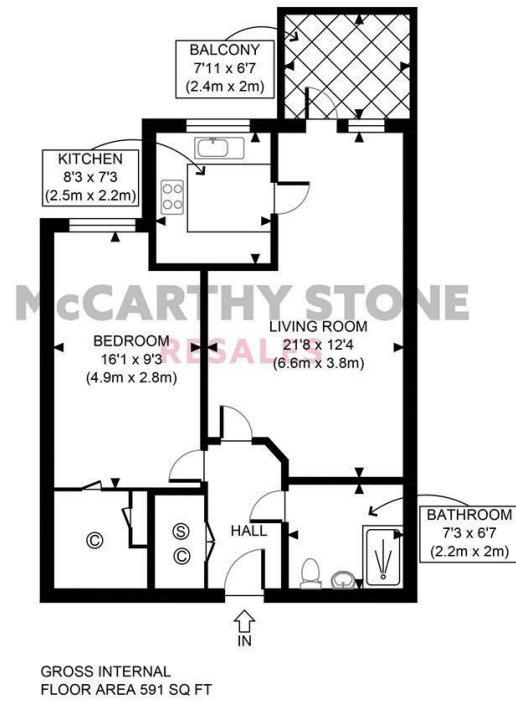


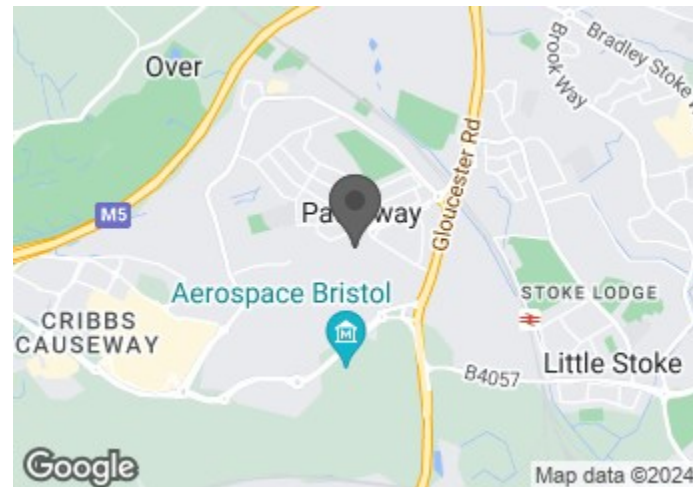
McCARTHY STONE RESALES

11 HAMILTON HOUSE CHARLTON BOULEVARD, BRISTOL, BS34 5QY



APPROX. GROSS INTERNAL FLOOR AREA 591 SQ FT / 55 SQM	Hamilton house
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 28/09/22 photoplan

COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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This one bedroom, ground floor retirement apartment boasts a walk out balcony and has been freshly redecorated and recarpeted.

Energy Efficient* *Pet Friendly

ASKING PRICE £195,000 LEASEHOLD

For further details, please call **0345 556 4104**

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

HAMILTON COURT, CHARLTON BOULEVARD, PATCHWAY, BS34 5QY

SUMMARY

Charlton Hayes is a new and 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. Residents will be able to enjoy the landscaped grounds, herb garden and boules court, as well as an exclusive, well-equipped homeowners' lounge, private gym and well-being suite. There is also a large car park with permits available for £250 per year.

If you have limited mobility, the entire development is easily accessible by wheelchair and there is also be a mobility scooter store on site. 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.

There are fantastic local amenities within an easy distance - a doctor's surgery is just 1km away, dentist under a 1km and bank 600m. The bus stop is 600m down the street 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.

ENTRANCE HALLWAY

Entered via a solid oak-veneered entrance door with spy-hole. A security intercom system provides both a visual (via the homeowners TV) and verbal link to the main development entrance door. Emergency pull cord. Walk-in utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Feature glazed panelled door to Living Room.

LIVING ROOM

A good sized room with a French door and glazed side-panel opening onto the balcony. Feature electric fireplace with surround. Plug sockets are elevated for ease of use. A feature glazed panelled door leads to the kitchen.

KITCHEN

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

DOUBLE 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. Shallow cupboard with meters. Plug sockets are elevated for ease of use.

LEVEL ACCESS WET ROOM

Wet room comprising modern white suite with level access shower with 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. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

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

1 BED | £195,000

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:

- 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 £2,657.34 per annum (for financial year end 30/06/2024).

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

Ground Rent: £425 per annum

Ground Rent Review Date: June 2033

Lease Length: 999 years from June 2018

ADDITIONAL INFORMATION & SERVICES

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

