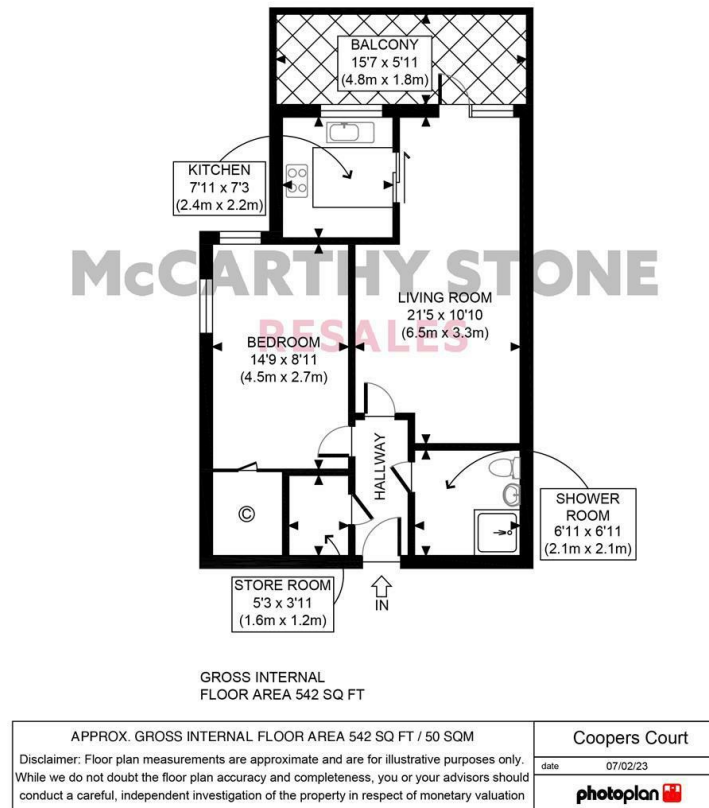
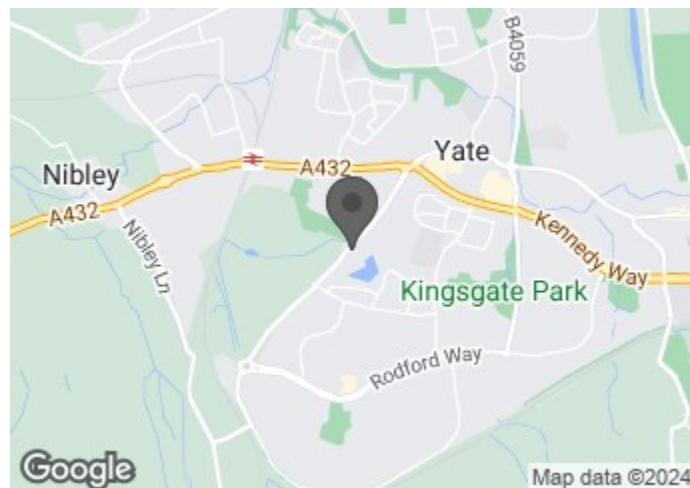


McCARTHY STONE RESALES

29 COOPERS COURT BLUE CEDAR CLOSE, BRISTOL, BS37 4FF



COUNCIL TAX BAND: B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(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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Situated on the first floor, this one bedroom retirement apartment has no other apartment attached to either side of it and offers a lovely South Westerly facing walk out balcony.

Energy Efficient* *Pet Friendly

PRICE REDUCTION

ASKING PRICE £200,000 LEASEHOLD

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

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

COOPERS COURT, BLUE CEDAR CLOSE,

1 BEDROOMS £200,000

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 homeowner's lounge, laundry, 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 widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled 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 can 'dip in and out' of activities as they wish.

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 Yate Shopping Centre with an extensive selection of retail outlets, Leisure Centre and 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.

ENTRANCE HALL

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the homeowner's 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 WITH PATIO DOOR TO BALCONY

This generous size living room benefits from triple glazed patio doors leading on to a balcony. TV and telephone points, two ceiling lights and a range of power sockets. Sliding doors lead in to a separate kitchen.

KITCHEN

Well presented with a 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 and concealed fridge and freezer. Extensively tiled splash-backs, fully tiled floor, ceiling spot light fitting.

DOUBLE BEDROOM

Spacious bedroom with glazed window. Excellent walk-in wardrobe with light, ample hanging space and shelving. TV and phone point.

SHOWER ROOM

A sensible wetroom facility with modern white sanitary ware comprising; Walk-in level access shower with a thermostatically controlled shower and glazed screen, close-coupled WC, vanity wash-hand basin with cupboard unit below and mirror, strip light and shaver point over. electric heated towel rail, emergency pull cord and ceiling spot light. Fully tiled walls and floor,

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.

Service charge: £2,558.14 per annum (for financial year ending 30/09/24)

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: £425 per annum

Ground rent review date: Jan 2029

CAR PARKING (PERMIT SCHEME)

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

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

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.

