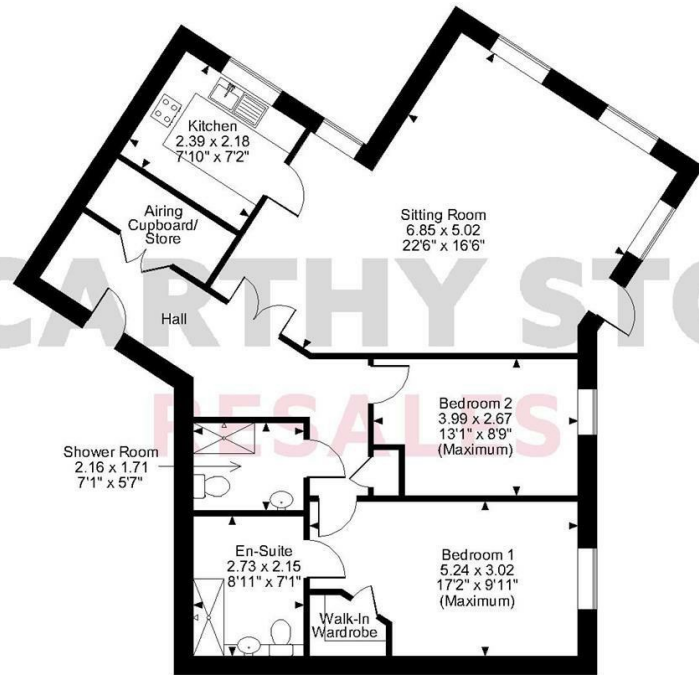


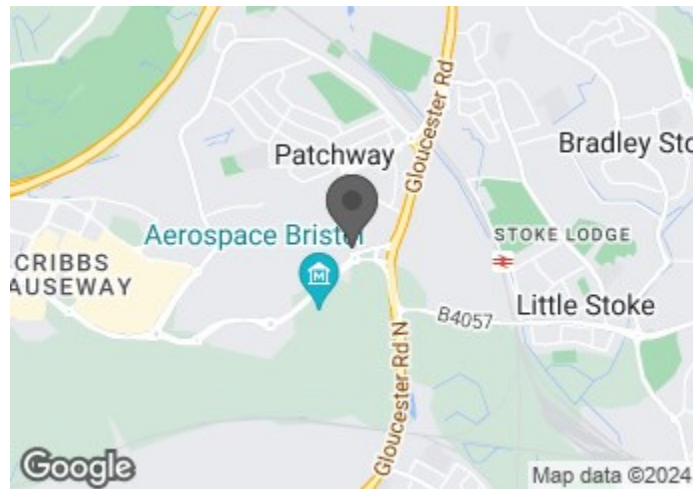
Hamilton House, Charlton Boulevard, Patchway
Approximate Gross Internal Area
1032 Sq Ft/96 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**McCARTHY STONE
RESALES**

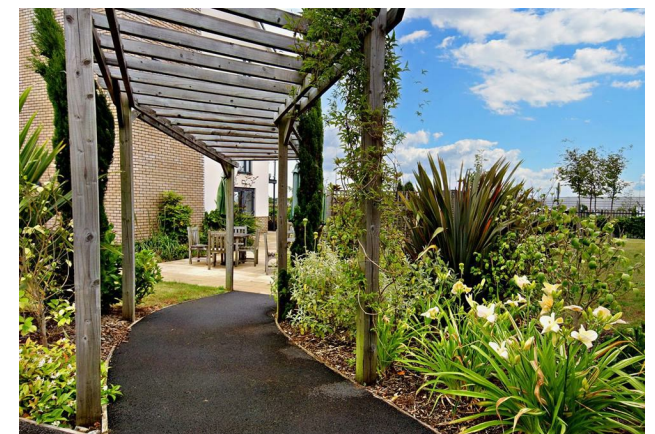
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**McCARTHY STONE
RESALES**

**9 HAMILTON HOUSE
CHARLTON BOULEVARD, BRISTOL, BS34 5QY**



A larger than average, two bedroom ground floor apartment with access out on to a patio area. Situated within this stunning development offering homeowners lounge, gym and landscaped communal gardens.

ASKING PRICE £280,000 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

HAMILTON HOUSE, CHARLTON BOULEVARD, PATCHWAY BRISTOL

INTRODUCTION:

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. 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 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 HALL:

A good-sized hall with space for typical hall furniture and having a solid Oak-veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the homeowners TV) and verbal link to the main development entrance door. Emergency pull cord. Shallow cupboard with meters, 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 generous size, dual aspect room with French door opening on to a patio area, along with two further windows, making this a very light and bright room. 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 splash back panel and stainless steel chimney hood over, waist-level oven 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. Door to en-suite.

EN-SUITE SHOWER ROOM:

Modern white suite comprising; 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, level access shower with a glazed screen. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

BEDROOM TWO:

A further double bedroom with a double-glazed window.

FURTHER SHOWER ROOM:

Modern white suite comprising; a back-to-the wall WC with

2 BED | £280,000

concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light, shower cubicle with a glazed screen. Wall heater, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

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 (BREAKDOWN)

- 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
 - The cost of the excellent House Manager
- The Service charge does not cover external costs such as your Council Tax, electricity or TV.

Service Charge: £3,986.02 per annum (up to financial year end 30/06/2024)

GROUND RENT

Lease term: 999 from the 1st June 2018

Ground rent: £495 per annum

Ground rent review date: June 2028

ADDITIONAL INFORMATION & SERVICES

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

