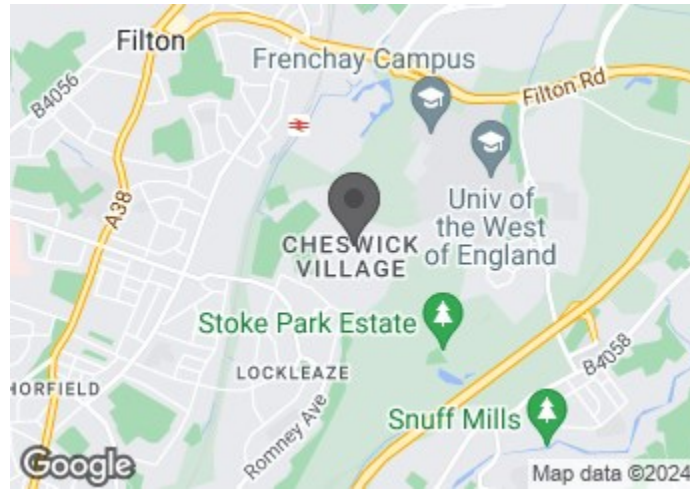


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 The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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

15 CHESWICK COURT
 LONG DOWN AVENUE, CHESWICK VILLAGE, BRISTOL, BS16 1UJ



This bright and spacious, two bedroom retirement apartment is situated on the first floor of this modern, energy efficient development. All floors are accessible via the lift service and an interesting outlook can be enjoyed from the South Westerly facing balcony.

ASKING PRICE £325,000 LEASEHOLD

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

CHESWICK COURT, CHESWICK VILLAGE, BRISTOL, BS16 1UJ

CHESWICK COURT

Constructed in 2016 to a contemporary style by renowned retirement home specialists McCarthy Stone, and occupying a very convenient position close to shops and bus routes, Cheswick Court provides a fantastic lifestyle living opportunity for the over 60's. A 'retirement living' development designed for independent living with the peace-of-mind provided by our house manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system.

The development has a wonderful friendly community feel, reflected by the Grand Piano situated in the communal entrance where homeowners can enjoy piano lessons - just one example of the many social activities on offer, these include; fitness classes, coffee mornings, games and quiz nights, themed events and occasional organised trips to the Theatre, coast and country. It's so easy to make new friends and to lead a busy and fulfilled life at Cheswick Court and 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.

Cheswick Court enjoys excellent communal facilities including a super homeowners lounge, scooter store and lovely landscaped gardens. There are shops and bus routes adjacent to the development. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

ENTRANCE HALL

With 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, walk-in utility cupboard with light, shelving, automatic washer/dryer and housing the Gledhill boiler supplying hot water and 'Vent Axia' system.

LIVING ROOM

A lovely light and bright room with a South Westerly aspect enjoyed from the walk out balcony.

BALCONY

A lovely South Westerly facing balcony, perfect to sit and relax looking out over the front of the development.

KITCHEN

With a double-glazed window. Excellent range of contemporary 'soft white high-gloss' wall and base units with contrasting laminate worktops and matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a Bosch four-ringed hob with stainless steel chimney extractor hood over and modern glazed splashback, Bosch oven and concealed fridge and freezer. Ceiling spot light fitting, and tiled floor.

MASTER BEDROOM

A lovely dual aspect double bedroom with walk-in wardrobe with auto-light, ample hanging space and shelving.

EN-SUITE SHOWER ROOM

Modern white suite comprising; walk-in level access shower with raindrop shower head and separate adjustable shower attachment, back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboard and mirror with integrated light positioned over. Extensively tiled walls, fully tiled floor, emergency pull cord, heated ladder radiator and ceiling spot light fitting.

SECOND BEDROOM

A further double bedroom that could equally be used as a study or hobby room.

CLOAKROOM

Modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and mirror with integrated light over. Plenty of storage cupboard and space, extensively tiled walls, fully tiled floor, emergency pull cord, electrically heated towel rail/radiator and ceiling spot light fitting.

FURTHER INFORMATION

There are lovely communal landscaped gardens on two sides. Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability). In addition to the

2 BED | £325,000

excellent underfloor heating there is an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principal rooms.

SERVICE CHARGE

- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- The cost of the excellent House Manager who oversees the smooth running of the development
- 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 service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £4,318.64 per annum (per financial year ending 30/06/2024)

LEASE INFORMATION

Lease Length: 999 years from the 1st June 2016

Ground Rent: £495 per annum

Ground Rent Review Date: June 2031

ADDITIONAL INFORMATION & SERVICES

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

