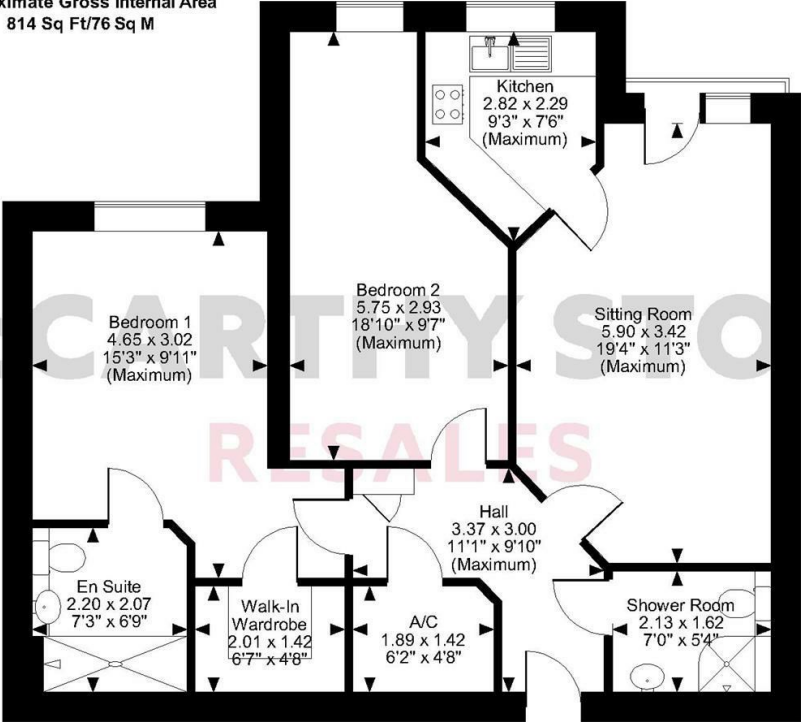


William Page Court, Broad Street Staple Hill, Bristol  
Approximate Gross Internal Area  
814 Sq Ft/76 Sq M



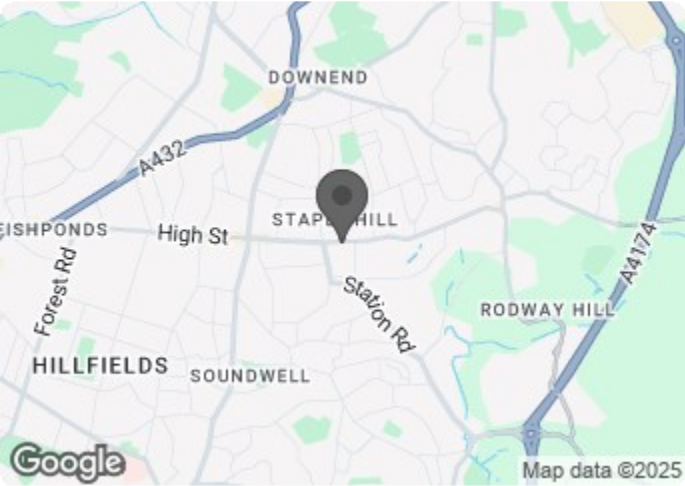
First Floor  
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
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## 25 William Page Court

Broad Street, Staple Hill, Bristol, BS16 5FF



Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



Asking price £340,000 Leasehold

Located on the first floor, this two bedroom apartment has a lovely outlook over the landscaped communal gardens from the Juliet balcony in the living room. Having close access to the lift, all the fantastic amenities this wonderful development offers are easily accessible.

\*Energy Efficient\* \*Pet Friendly\*

Call us on 0345 556 4104 to find out more.

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



# William Page Court, Broad Street, Bristol

### Introduction:

Constructed in 2016 by award-winning retirement home developers McCarthy Stone, William Page Court has a distinctive linear frontage opposite the attractive Page Park, it is a 'Retirement Living' development providing an independent lifestyle opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent 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 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 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at William Page Court; there are always plenty of regular activities to choose from including; a fitness class, coffee mornings and afternoon teas, games and quiz nights, film nights, and occasional themed events. 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.

William Page Court enjoys excellent communal facilities including a fantastic homeowners lounge, pleasant landscaped gardens, laundry room and mobility scooter store.

### The Local Area:

Staple Hill is a vibrant suburb to the east of Bristol, which has a Victorian high street. The town centre boasts a variety of shops, cafes and pubs, as well as facilities such as the Staple Hill Library.

Staple Hill High Street is also close to the award-winning Page Park (which is opposite William Page Court) which has a sensory garden, café and community space, and hosts regular activities and events.

The Bristol and Bath Railway Path takes you into the centre of Bristol (or Bath) The Bristol Ring Road is close by and the area has regular bus services.

### Entrance Hall:

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a verbal and visual link (by tuning the homeowners TV) to the main development entrance door. Emergency pull cord, storage cupboard with shelving and housing the Gledhill boiler supplying hot water, and 'Vent Axia' heat exchange unit. A shallow storage cupboard houses electric meter and fuse boxes. A feature glazed panelled door leads to the living room.



### Living Room:

A lovely room with a double-glazed French door opening to a Juliet balcony with an outlook over the landscaped garden. A modern, focal point electric fireplace adds a nice homely feel to this apartment.

### Kitchen:

With a double-glazed picture window. Excellent range of soft cream high-gloss fitted units with contrasting laminate worktops having matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with glazed splash-panel and stainless steel chimney extractor hood over, waist level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

### Master Bedroom

A lovely well-proportioned double bedroom with a large double-glazed window. Recessed area with a large walk-in wardrobe with auto-light, hanging rails and shelving. Separate door leading to a spacious en-suite shower room.

### Ensuite Wet Room:

White suite comprising; walk-in shower with both raindrop and traditional shower heads, back-to-the-wall WC with concealed cistern, vanity wash-basin with cupboard unit below and mirror with integral light above. Ladder radiator, emergency pull cord and ceiling spot lights. Extensively tiled walls and fully tiled floor.

### Bedroom Two:

Large double glazed window. A spacious second room that could even be used as a office/hobby room.

### Shower Room:

White suite comprising; corner shower cubicle, wash hand basin and WC with concealed cistern. Ladder radiator, emergency pull cord and ceiling spot lights. Extensively tiled walls and fully tiled floor.

### Parking

Parking is via an annual permit scheme at a cost of £250 per annum (subject to availability)

### Lease:

999 years from the 1st January 2016  
Ground rent - £495 per annum  
Ground rent review: 1st Jan 2031

### Service Charge:

What your service charge pays for:

- House Manager who ensures the development runs smoothly



## 2 Bed | £340,000

- 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: £4,156.09 per annum (for financial year ending 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).

### 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.

