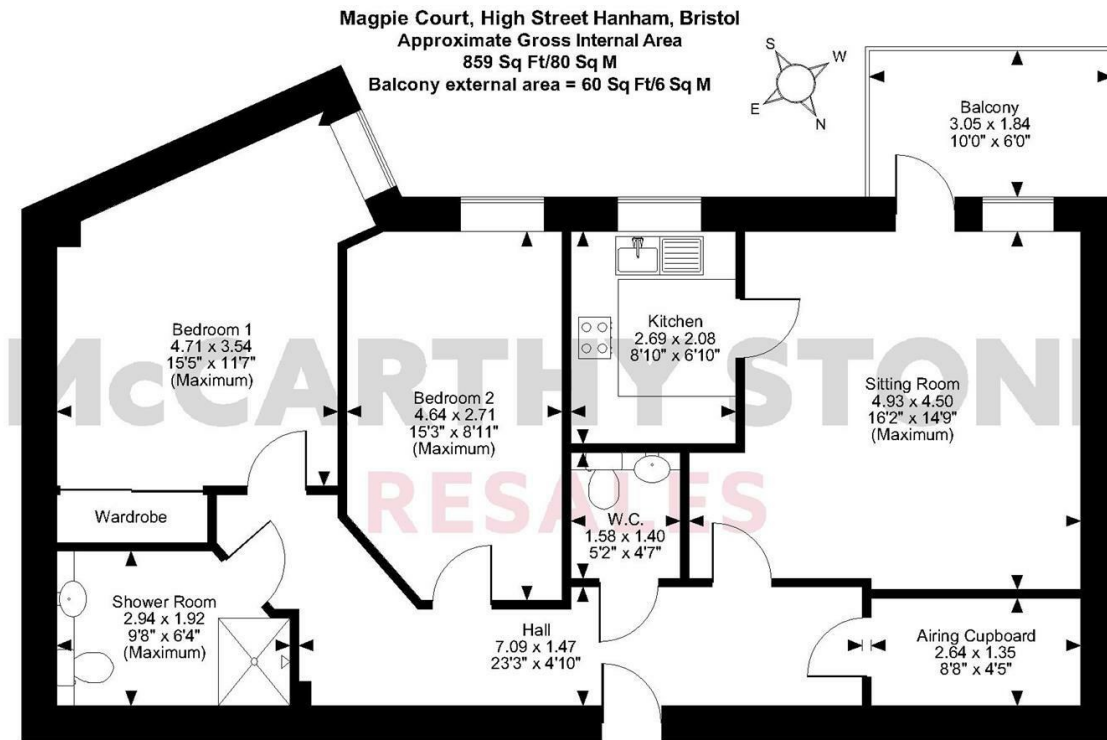


# McCARTHY STONE RESALES

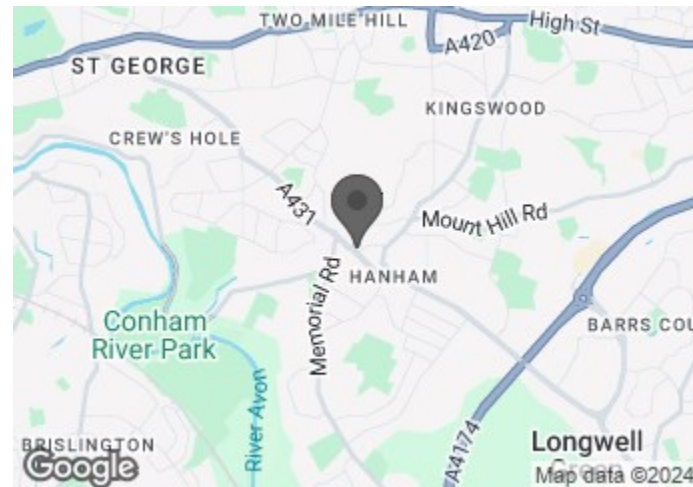
## 21 MAGPIE COURT HIGH STREET, BRISTOL, BS15 3DN



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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### COUNCIL TAX BAND: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>90</b>	<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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A well presented two double bedroom retirement apartment, situated on the first floor. Featuring a walkout balcony overlooking the communal gardens. In addition to the modern shower room the property benefits from a further cloakroom for guests.

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

**ASKING PRICE £330,000 LEASEHOLD**

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

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

# MAGPIE COURT, HIGH STREET, HANHAM, BRISTOL, BS15 3FS

2 BED | £330,000

## INTRODUCTION

This luxury apartment is located on the first floor of this stunning development located on the High Street of this very popular Bristol suburb. The elevated position and lovely balcony provides for a very pleasant outlook over the landscaped gardens of Magpie Court. The spacious accommodation is beautifully presented and provides a spacious living room which is bright and welcoming with a French door opening to the balcony. A super well-fitted kitchen comes fitted with a range of integrated appliances. There is a sensible wet room with walk-in shower and a useful cloakroom plus the additional benefit of an additional wc/cloaks off the hall.

Constructed in 2019, Magpie Court is a stunning development by multi award-winning retirement specialist McCarthy and Stone. A 'Retirement Living Plus' development designed for independent living for those aged over 70 years. Magpie Court offers the peace-of-mind provided by the day-to-day support of our Estate Manager and staff who oversee the smooth running of the development. The development enjoys fantastic communal facilities including a beautiful homeowner's lounge, bistro with a fantastic, varied and inexpensive menu, laundry, scooter store and landscaped gardens.

Homeowners also benefit from extensive domestic and care packages being available to suit individual needs and budgets, one hour of domiciliary care per week is included in the service charge. 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 (due to covid-19 the first night charge is currently £55 to cover additional cleaning) applies. It is easy to make new friends and to lead a busy and fulfilled life at Magpie Court; there will be a growing list of regular activities to choose from. Often these may include; coffee mornings, film nights, exercise classes, gardening club, games and card evenings, cheese and wine evenings, guest speakers and occasional 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.

Magpie Court boasts an enviable High Street location in this sought-after suburb of Bristol the development is just 0.2 miles from Magpie Bottom Nature Reserve, which has peaceful woodlands, parks and streams. It's perfect for a leisurely walk. The High Street is 0.5 miles away where you'll find bakeries, supermarkets, banks and a Post Office., pubs and restaurants. Only 0.6 miles away, you can also find Hanham Library and the local Community Centre, which holds regular events and activities.

## ENTRANCE HALL

A lengthy hallway with space for some conventional hall furniture. Having a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owner's TV) and verbal link to the main development entrance door.

Emergency pull cord, useful walk-in boiler cupboard with light, shelving and housing the Gledhill boiler supplying hot water, concealed heat exchange system for economic heat recovery. A feature glazed panelled door leads to the living room.

## CLOAKROOM

Modern white suite comprising; a back-to-the-wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards, worktop over and heated mirror with integrated light. Emergency pull cord, ceiling spot light fitting, extensively tiled walls and tiled floor.

## LIVING ROOM

A beautifully presented and very welcoming room with a French door and matching side panel opening onto a balcony with a pleasant elevated outlook over the development gardens. Double panelled doors lead to the kitchen.

## KITCHEN

With electrically operated double-glazed window. Excellent contemporary styled fitted kitchen with soft-white units having contrasting laminate worktops and matching up-stands incorporating an inset sink unit. Integrated appliances comprise; a Bosch halogen hob with stainless steel chimney extractor hood over and modern glass splashback, Bosch waist-level oven, Bosch slimline dishwasher and Bosch concealed fridge and freezer. Concealed under-unit lighting, ceiling spot light fitting and tiled floor.

## MASTER BEDROOM

A lovely well-proportioned double bedroom with fitted wardrobes. Double glazed window.

## BEDROOM TWO

Spacious second bedroom with a double-glazed window.

## SHOWER ROOM

Modern white suite comprising; walk-in level access shower, a back-to-the-wall WC with concealed cistern, vanity wash-basin with fitted unit below and heated mirror having integrated light over. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and tiled flooring.

## PARKING

For more information about parking at the development, please ask your Property Consultant or Estate Manager

## LEASE INFORMATION

Leasehold 999 Years from 2017  
Ground Rent £510 pa.

## SERVICE CHARGE

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems

- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £12,797.02 per annum (up to financial year end 30/09/2024).

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).

## ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full 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.

