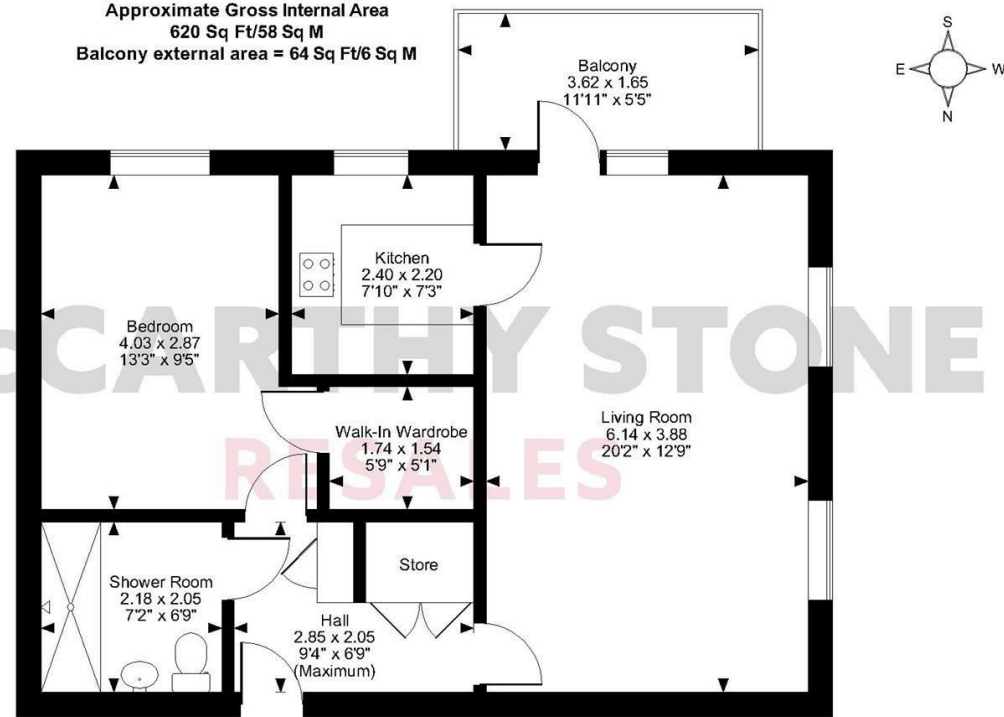


William Page Court, Broad Street Staple Hill, Bristol
 Approximate Gross Internal Area
 620 Sq Ft/58 Sq M
 Balcony external area = 64 Sq Ft/6 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

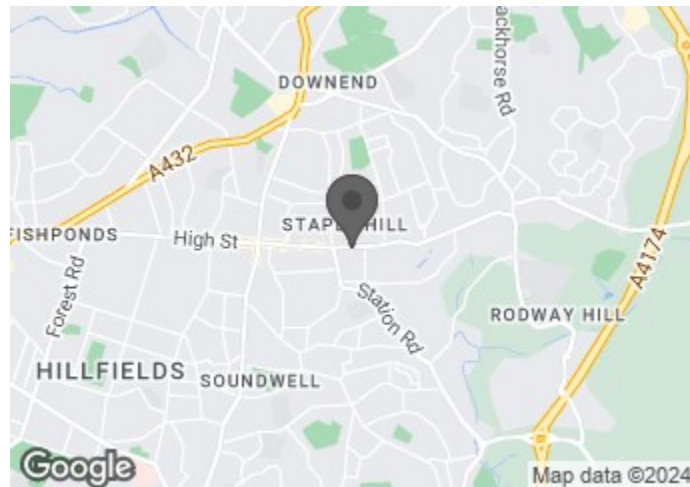
The position & size of doors, windows, appliances and other features are approximate only.
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McCARTHY STONE RESALES

17 WILLIAM PAGE COURT BROAD STREET, STAPLE HILL, BRISTOL, BS16 5FF



COUNCIL TAX BAND: C



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

McCARTHY STONE RESALES

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.



A very well presented one bedroom, first floor retirement apartment with South facing walk out balcony. Located within close access to the lift that provides access to all floors.

Energy Efficient *Pet Friendly*

ASKING PRICE £260,000 LEASEHOLD

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

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

WILLIAM PAGE COURT, BROAD STREET, BRISTOL

1 BED | £260,000

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.

Staple Hill High Street is less than half a mile distance and the predominantly Victorian buildings provide for an eclectic mix of retailers, bars, restaurants and cafes. In fact it would be hard to find something not represented in this thriving Bristol suburb. William Page Court 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 can '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, scooter store and onsite parking available by annual permit for which there is a charge of around £250 per annum (subject to availability)

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 bright room with a double-glazed French door opening onto a south facing balcony. Attractive glazed panelled door leads to the well-appointed kitchen.

KITCHEN:

With a double-glazed picture window. There is an 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 splashpanel and stainless steel chimney extractor hood over, waist level oven, dishwasher and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

DOUBLE BEDROOM:

A lovely well-proportioned double bedroom. Walk-in wardrobe with auto-light, hanging rails and shelving.

SHOWER ROOM:

White suite comprising; level access walk-in shower with both 'raindrop' and traditional shower heads and glazed shower screen, 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, ceiling spot lights, extensively tiled walls and fully tiled floor.

PARKING

Onsite parking available by annual permit for which there is a charge of around £250 per annum (subject to availability)

LEASE:

999 years from the 1st January 2016
Ground rent - £425 per annum
Ground rent review: 1st Jan 2031

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: £2,783.37 per annum (for financial year ending 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

- 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.

