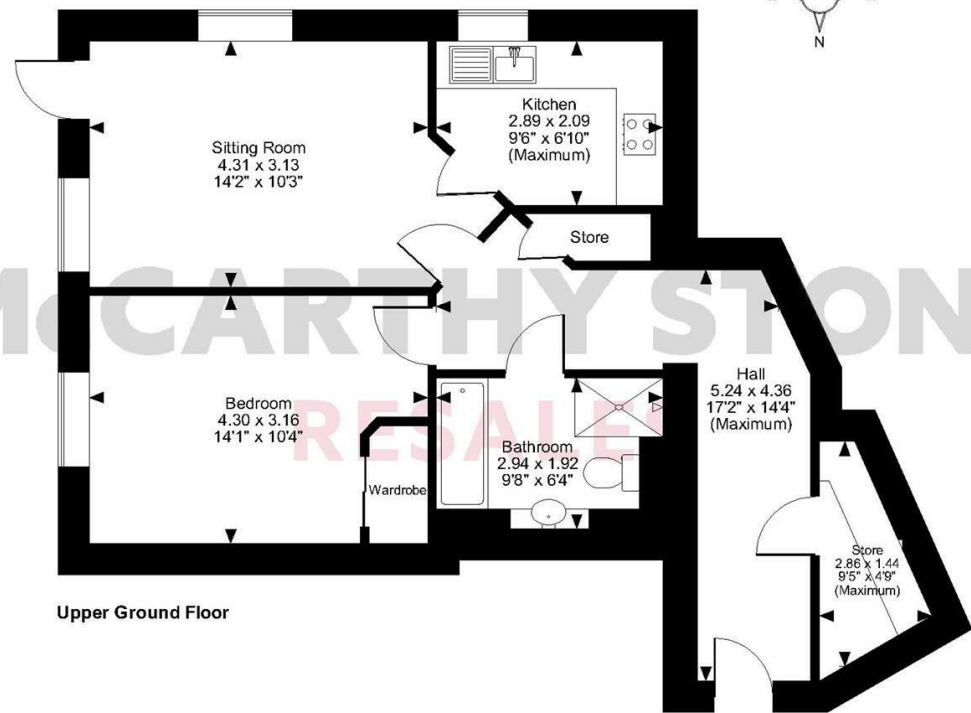
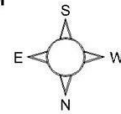


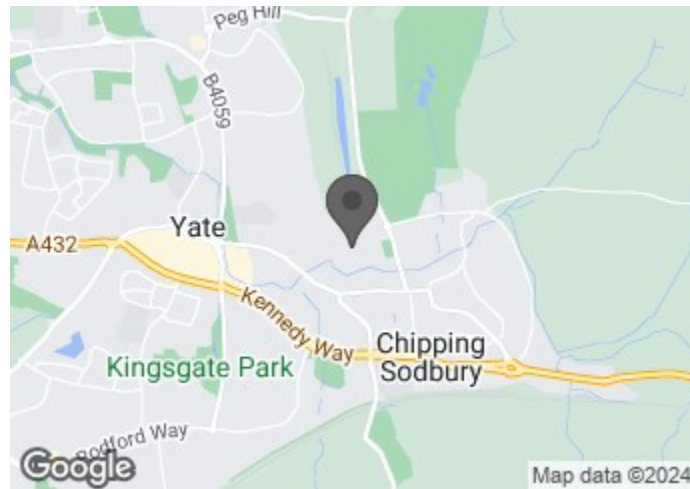
Barnhill Court, Barnhill Road, Chipping Sodbury, Bristol  
 Approximate Gross Internal Area  
 621 Sq Ft/58 Sq M



Upper Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8606450/DMS

**COUNCIL TAX BAND: B**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>81</b>	<b>81</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**

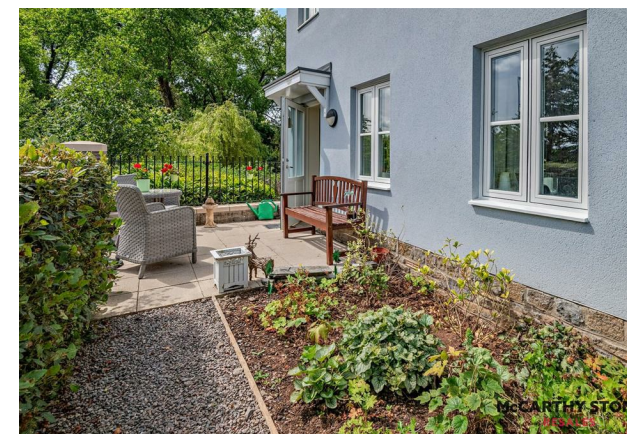
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**McCARTHY STONE  
 RESALES**

**24 BARNHILL COURT**  
 BARNHILL ROAD, CHIPPING SODBURY, BRISTOL, BS37 6FG



Beautifully presented one bedroom upper ground floor apartment with direct access out on to a pretty patio area. Close access to the lift providing easy access to the on site restaurant and homeowners lounge.

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

**ASKING PRICE £259,950 LEASEHOLD**

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



# BARNHILL ROAD, CHIPPING SODBURY, BRISTOL,

## BARNHILL COURT

Completed by award-winning developers McCarthy Stone in 2015, Barnhill Court occupies an excellent position just 0.5 miles from the thriving and historic Chipping Sodbury High Street with its origins dating back to the 12th Century. For added convenience a Waitrose Supermarket is located just a few minutes away.

This is a 'Retirement Living Plus' development providing private apartments specifically for those over 70 years of age and designed for independent living with the peace-of-mind provided by the excellent staff and Estate Manager who oversee the smooth running of the development. Homeowners benefit from an hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets (additional charges apply).

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.

The development boasts a host of facilities for the enjoyment of home owners not least of which is the beautiful communal lounge which is the hub of social activities, there is also a restaurant with a fantastic, varied daily table-service lunch. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a lovely landscaped garden. There is also the excellent guest suite widely used by visiting family and friends for which a small nightly charge applies.

It's so easy to make new friends at Barnhill Court and there are always plenty of regular activities to enjoy. These may include; coffee mornings, art group, fitness classes, film night, games and quiz nights, seasonal and themed events and occasional organised trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can participate as much or remain as private as they wish.

## NO.24

Located on the upper ground floor and within a few convenient paces of the lift service to all floors, is this immaculate dual aspect apartment. Enjoying comfortable accommodation including a homely living room with access out on to a pretty patio area, an excellent fitted kitchen with integrated appliances, double bedroom with fitted wardrobe and modern bathroom with bath and separate walk-in, level-access shower.

## ENTRANCE HALL

A larger than average entrance hall with room for typical hall style furniture. 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 door. Walk-in boiler cupboard with light, shelving and housing the Gledhill boiler which supplies domestic hot water and concealed Vent Axia heat exchange unit. Emergency pull-cord.

## LIVING ROOM

This is a super South/Easterly facing, dual aspect room with two triple-glazed windows and a patio door opening on to a lovely patio seating area. Feature glazed panelled door to kitchen.

## KITCHEN

Triple-glazed electronically operated window. Cream shaker-style fitted wall and base units, contrasting laminate wood-effect worktops with matching upstands, and stainless steel inset sink/drain. Integrated appliances include a Neff four-ringed hob with matching glazed splash-back and stainless-steel chimney extractor hood over, high-level single Neff oven, concealed fridge and freezer. Ceiling spot light and under-cupboard spot lights. Plank-effect flooring.

## DOUBLE BEDROOM

A lovely well-proportioned double bedroom. Triple-glazed window, built-in wardrobe with hanging rails, shelving and mirror-fronted sliding doors.

## BATH & SHOWER ROOM

Modern white suite comprising: walk-in level-access shower with raindrop shower head along with traditional shower head, panelled bath, close-coupled WC, vanity wash-hand basin with fitted furniture surround including storage below and to the side; fitted mirror; shaver point and down lights over. Fully tiled walls and wet-room vinyl flooring, electric heated towel rail, emergency pull-cord and ceiling spot light.

## FURTHER INFORMATION

There are lovely communal landscaped gardens, superb communal facilities and car parking available with a yearly permit at a charge of around £250 per annum (subject to availability). Internal doors are a generous width for easy access. Fully controllable room-by-room underfloor heating and an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principle rooms

## 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

# 1 BED | £259,950

- 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 : £8,158.62 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).

## LEASE INFORMATION

125 Years from 1st Jan 2015

Ground Rent - £435 per annum

Ground Rent review: January 2030

## 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.

