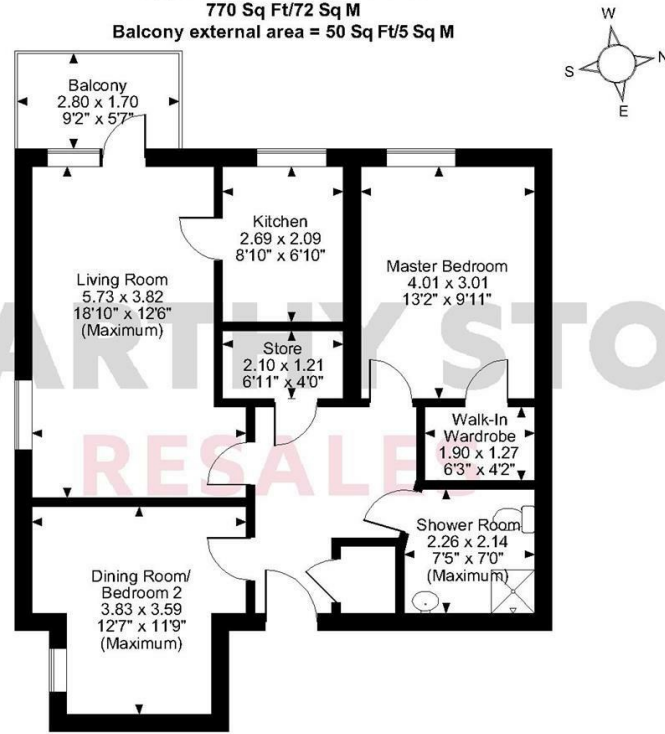


Magpie Court, HighStreet Hanham, Bristo
 Approximate Gross Internal Area
 770 Sq Ft/72 Sq M
 Balcony external area = 50 Sq Ft/5 Sq M



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

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



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		

McCARTHY STONE RESALES

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Very well presented dual aspect, second floor, two bedroom retirement apartment overlooking the landscaped communal gardens from the walk out balcony.

On Site Bistro *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

MAGPIE COURT

Constructed in 2019, Magpie Court is a stunning development by multi award-winning retirement specialist McCarthy 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 room, mobility scooter store and landscaped gardens.

Homeowners 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 per night applies.

It is so easy to make new friends and to lead a busy and fulfilled life at Magpie Court; there is a range 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.

THE LOCAL AREA

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.

NO.38

This luxury apartment is located on the second floor of this stunning development. 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. The principle bedroom has a walk in wardrobe and the spacious second bedroom could alternatively be used as a dining room/study.

ENTRANCE HALL

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, plus

emergency button. Useful walk-in airing cupboard with light, shelving and housing the Gledhill boiler supplying hot water. Further storage cupboard with shelving and housing the concealed heat exchange system for economic heat recovery. A feature glazed panelled door leads to the living room.

LIVING ROOM

A beautifully presented and very welcoming dual aspect room with a French door and matching side panel opening onto a balcony with a pleasant elevated outlook over the development gardens. Further window to side. A feature glazed panelled door leads 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, 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 double glazed window. Walk-in wardrobe with light, ample hanging space and shelving. Emergency pull cord.

BEDROOM TWO

Currently used as a separate dining room. Full height double-glazed window. Emergency pull cord.

SHOWER ROOM

Modern white suite comprising; walk-in level access shower, 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

No.38 does not have it's own parking space, but there may be the option of renting a space, please speak to the Estates team to find out current availability.

FURTHER INFORMATION

There are lovely communal landscaped gardens around the development. In addition to the excellent and efficient panel heating there is an economic Vent Axia airflow circulation system which maintains a constant flow of clean air to the living room, and both bedrooms. Air is constantly extracted from the shower room, the cloakroom/WC and kitchen and each room has a booster button, which stays activated for twenty minutes.

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-£5,200 per annum).

LEASE

Leasehold 999 Years from 01/06/2018
Ground Rent £510 per annum.
Ground Rent review: Jun-33

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.

