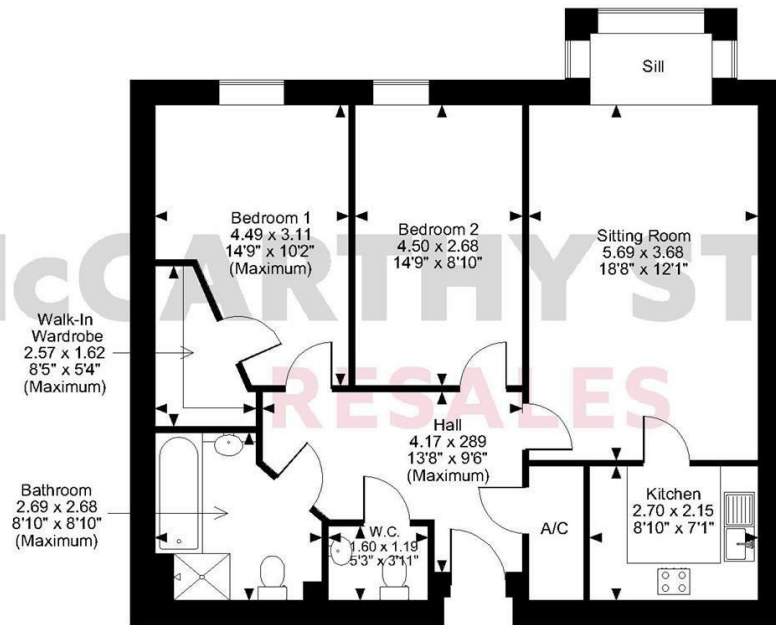
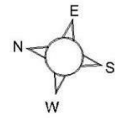


Barnhill Court, Barnhill Road Chipping Sodbury, Bristol
 Approximate Gross Internal Area
 816 Sq Ft/76 Sq M

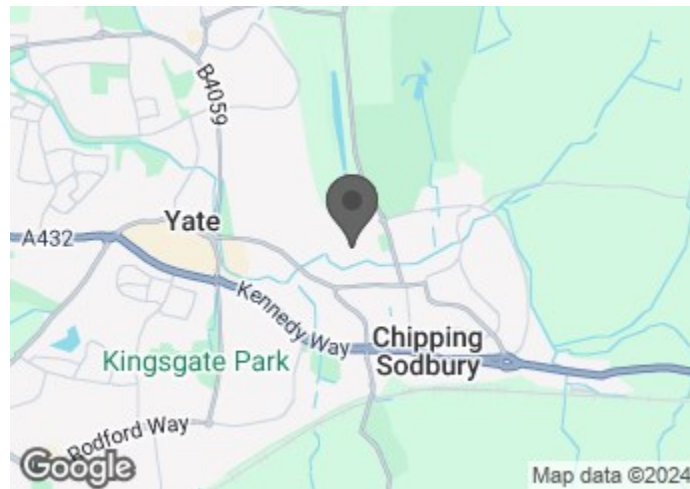


First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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**McCARTHY STONE
 RESALES**

50 BARNHILL COURT
 BARNHILL ROAD, CHIPPING SODBURY, BRISTOL, BS37 6FG



Located on the first floor within easy access to the lift service, this two double bedroom retirement apartment is beautifully presented and has the benefit of no other apartment above it.

Energy Efficient* *On Site Restaurant* *Pet Friendly

ASKING PRICE £360,000 LEASEHOLD

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

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

BARNHILL COURT, BARNHILL ROAD, CHIPPING SODBURY, BRISTOL

2 BED | £360,000

BARNHILL COURT

Completed by award-winning developers McCarthy Stone in 2015, Barnhill Court is a 'Retirement Living Plus' development providing private apartments specifically for those over 70 years of age and is designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversee the smooth running of the development.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. 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 are lifts 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 and to lead a busy and fulfilled life at Barnhill Court - there are always plenty of regular activities to enjoy. These may include: coffee mornings; art group; fitness classes; film night; games and quiz night; seasonal and themed events and occasional organised trips. 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.

THE LOCAL AREA

Chipping Sodbury a picturesque medieval market town situated in the South Cotswolds just minutes from the M4 and M5 motorways between Bath and Bristol, near Badminton and Tetbury. With 120 listed properties in the main streets, this Britain in Bloom Gold award winning town is an ideal place to visit at any time of the year. There are plenty of cafes, pubs and restaurants, independent shops, markets and plenty of free parking

Barnhill Court occupies an excellent position - an easy 10-minute level walk to the thriving and historic Chipping Sodbury High Street with its origins dating back to the 12th Century. In addition, a Waitrose supermarket is very close by with easy pedestrian access.

NO.50

Located on the first floor, this beautifully presented apartment has been re carpeted throughout and has the benefit of no other apartment above it, and is located close to the lift that serves all floors. The modern, well equipped kitchen incorporates integrated appliances and the spacious living room has a large window making it a very light and airy room, a feature fireplace adds a lovely focal point to the room. Both bedrooms are of a double size and the

master bedroom has a walk in wardrobe. The bathroom has both a separate bath along with a walk in shower.

ENTRANCE HALL

A spacious hallway having a solid Oak veneered entrance door with spy-hole. Security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Walk-in cupboard having light, shelving and housing the Gledhill boiler that supplies domestic hot water along with the concealed 'Vent Axia' heat exchange system utilising the hot air generated within the property and recirculating this back into the principle rooms. Emergency pull cord.

CLOAKROOM

With WC and wash hand basin with mirror above. Heated towel rail/radiator and emergency pull cord.

LIVING ROOM

This is an excellent room with large, deep bay triple-glazed window providing ample natural light. Feature fireplace with inset electric log burner. Glazed panelled doors to kitchen and back to hallway.

KITCHEN

An excellent range of 'Shaker styled' cream-fronted fitted wall and base units with woodblock effect laminate worktops, matching upstands and incorporating a stainless steel inset sink unit. A range of integrated appliances include; a four-ringed halogen hob with glazed splash-back and stainless steel chimney extractor hood over, waist level built-in oven and concealed fridge and freezer. Plank styled flooring.

MASTER BEDROOM

An excellent double bedroom with a triple-glazed picture window, walk-in wardrobe with auto light, ample hanging space and shelving.

BEDROOM TWO

A further good size bedroom that could alternatively be used as a separate dining room or study.

BATHROOM

Modern white suite comprising; Panelled bath, separate walk-in level access shower with a raindrop shower head and additional adjustable shower attachment, close-coupled WC, vanity wash-hand basin set into excellent bathroom furniture storage cupboards below and to one side, mirror and inset downlights. Fully tiled walls, vinyl flooring, electric heated towel rail/radiator and emergency pull cord.

PARKING

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

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: £11,842.15 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).

LEASE INFORMATION

Lease: 125 years from 1st Jan 2015
Ground Rent: £510 per annum
Ground Rent Review Date: 1st Jan 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.

