

15 Magpie Court  
High Street, Bristol, BS15 3DN

PRICE  
REDUCED



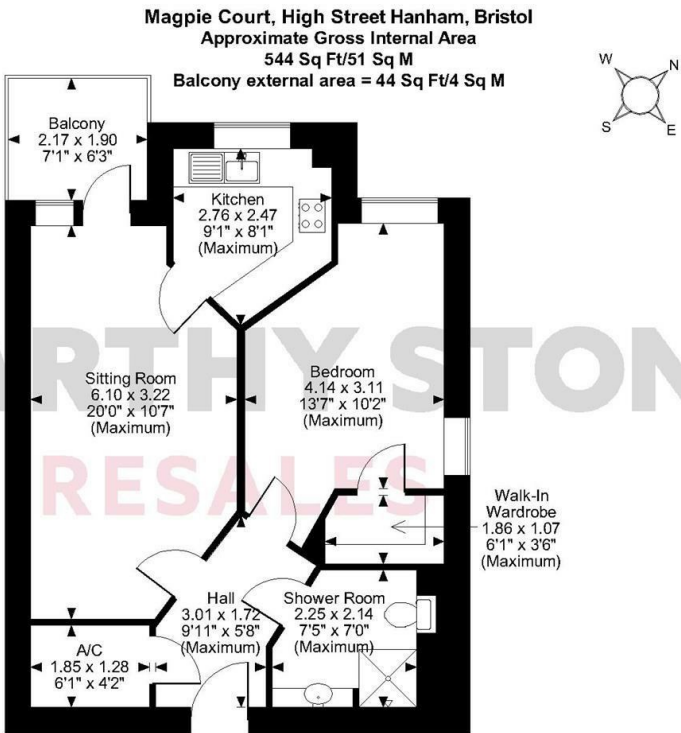
PRICE REDUCTION

Asking price £265,000 Leasehold

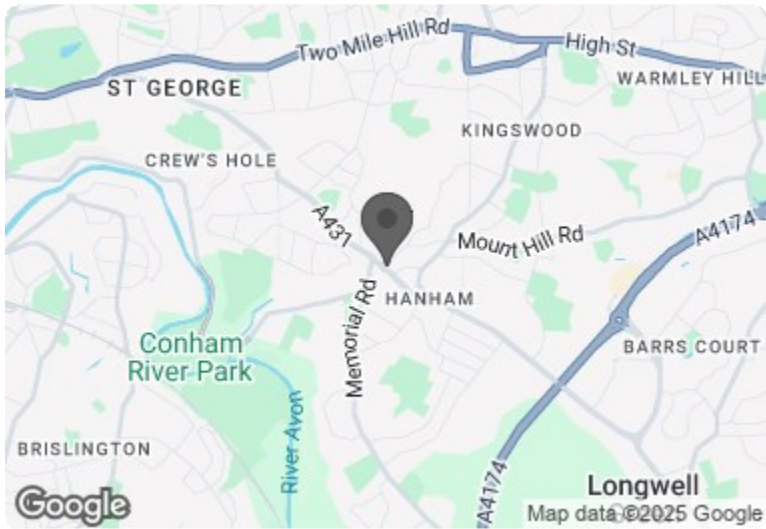
Beautifully presented, first floor, one bedroom retirement apartment with walk out balcony accessed from the living room offering leafy views towards the nature reserve.  
\*On Site Bistro\* \*Pet Friendly\* \*Energy Efficient\*

Call us on 0345 556 4104 to find out more.

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



Council Tax Band: C



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		
England & Wales	EU Directive 2002/91/EC	

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# Magpie Court, High Street, Hanham, Bristol,

# 1 Bed | £265,000

PRICE  
REDUCED

### Magpie Court

Constructed in 2018, 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 team who oversee the smooth running of the development. Fantastic communal facilities include a beautiful homeowner lounge, hairdressing salon, bistro with a varied and inexpensive menu, laundry room, scooter store and landscaped gardens with a charming pergola as a central feature.

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 already included in the service charge. All apartments are equipped with a 24-hour emergency call facility and a 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 applies.

It is easy to make new friends and to lead a busy and fulfilled life at Magpie Court with a growing list of regular activities to choose from. 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, home owners '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, 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.15

This beautifully presented apartment is located on the first floor and within close access to the lift that serves all floors. A walk out balcony is accessed from the welcoming living room and enjoys a leafy outlook, the modern kitchen has an array of integrated appliances and the double bedroom has a walk in wardrobe. The modern shower room has a level access, large shower and there is a useful large utility cupboard accessed from the hallway.



### Entrance Hallway

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 utility store with light, shelving and housing the Gledhill boiler supplying hot water, concealed Vent Axia heat exchange system for economic heat recovery.

### Living Room

This beautifully presented and welcoming room benefits from a French door opening onto a walk out balcony with a lovely leafy outlook Two feature ceiling lights, TV and telephone point and plug sockets are elevated for ease of use. A feature glazed panelled door leads to the kitchen.

### Kitchen

Electrically operated picture window. 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 halogen hob with stainless steel chimney extractor hood over and modern glass splash-back, waist-level oven, and concealed fridge and freezer.

### Double Bedroom

Rarely available, this apartment has a dual-aspect bedroom, thanks to its corner position. A lovely well-proportioned double bedroom, with a walk-in wardrobe, housing hanging rails and shelving. As with the living room and kitchen, there are leafy views from the bedroom. TV point and plug sockets are elevated for ease of use.

### 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 above. Heated ladder radiator, emergency pull cord, extensively tiled walls and non-slip tiled flooring.

### 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: £10,442.31 per annum (up to financial year end 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 Length: 999 years from the 1st June 2018  
Ground Rent: £435 per annum  
Ground rent review date: June 2033

### 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.

