

8 Cabot Court

Bath Road, Longwell Green, BS30 9BR

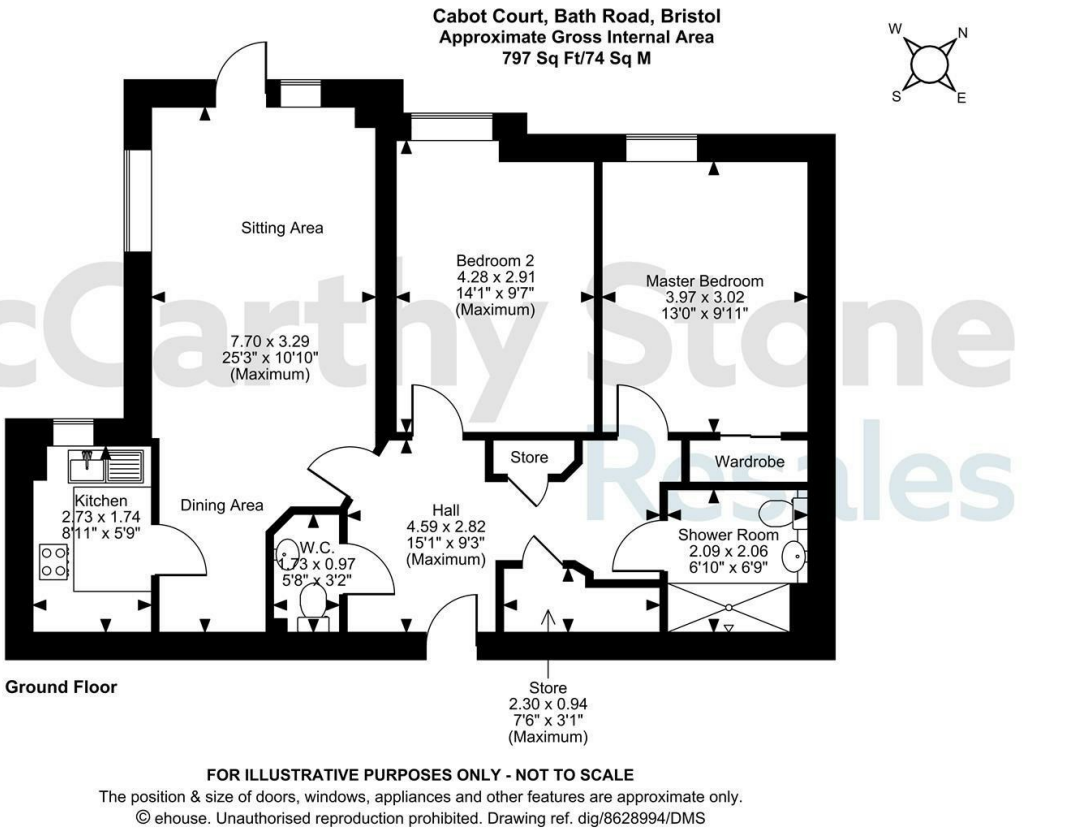


Asking price £315,000 Leasehold

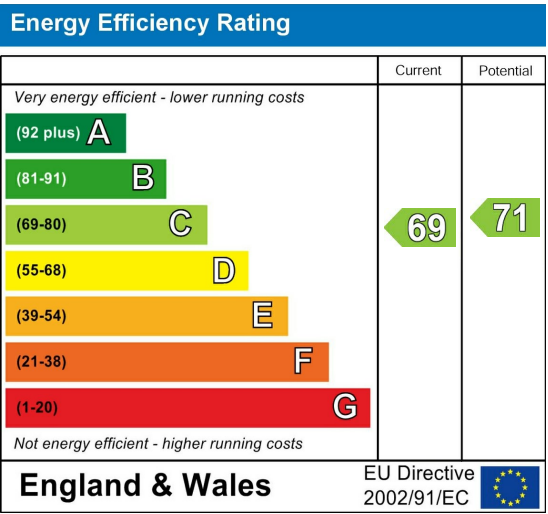
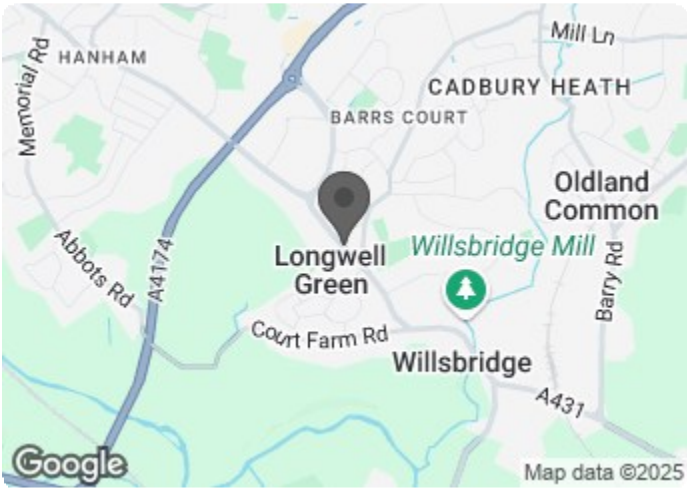
Well presented, ground floor, two bedroom retirement apartment with access out on to patio area from the living room.  
\*Pet Friendly\* \*Energy Efficient\*

Call us on 0345 556 4104 to find out more.

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



Council Tax Band: D



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# Cabot Court, Bath Road, Longwell Green, Bristol

### Cabot Court

Cabot Court is a prestigious development constructed in 2011 by multi award-winning retirement homes specialist McCarthy Stone and is a 'retirement living' development exclusively designed for independent living for those aged 60 years and over. It offers the level of freedom needed to maintain your independence for longer in your own home, living retirement to the full. It's so easy to make new friends and to lead a busy and fulfilled life at Cabot Court; there are always plenty of regular activities to choose from including; coffee mornings, fitness classes, games and quiz nights, fish and chip supper evenings, themed events and occasional organised 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.

For peace of mind, our House Manager provides excellent support to Homeowners, whilst ensuring the smooth running of the development. Additionally, the apartments are equipped with a 24-hour emergency call system. All the external property maintenance including gardening and window cleaning is taken care of. In addition to privately owned luxury apartments, the development also offers beautiful social spaces such as a homeowners lounge, landscaped gardens and a guest suite where visiting family and friends can be accommodated for a small charge.

### The Local Area

Cabot Court is located within easy access of the excellent amenities of Bath Road including supermarkets, independent shops, pubs and the more extensive facilities at the nearby Gallagher Retail Park including the likes of Marks and Spencer. B&Q, Boots and other major retailers.

### No.8

This is a super two bedroom ground floor apartment with the benefit of a French door opening onto a small patio and shallow section of the excellent gardens of the development. The spacious accommodation provides a living room with focal-point fireplace and garden access, quality kitchen with range of integrated appliances, two good-sized bedrooms, cloakroom and a shower room with walk-in shower. The ground floor position provides very convenient access to the excellent communal facilities of the development.

### Entrance Hall

Solid entrance door with spy-hole, security intercom entry system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, large

walk-in utility cupboard with light and shelving, and housing both the Gledhill boiler supplying hot water and the Vent Axia heat exchange unit. A feature glazed panelled door leads to the Living room.

### Cloakroom

With a modern white suite comprising; WC and pedestal wash basin. Tiled floor.

### Living Room

A very welcoming dual aspect room with a pleasant and private outlook to the shallow gardens on this side of the development. A French door with matching side-panel opening onto a small patio. There is a focal-point fireplace with an inset electric fire and a feature glazed panelled door opens into the kitchen.

### Kitchen

Double-glazed window. Comprehensive range of 'Maple' effect fitted wall units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with a stainless steel chimney extractor hood over, waist level oven and space for two further appliances. Extensively tiled walls and fully tiled floor.

### Master Bedroom

Of a good size with a double-glazed window. Built-in wardrobe with hanging space, shelving and mirror-fronted doors.

### Second Bedroom

A further double bedroom with a double-glazed window.

### Shower Room

Modern white sanitary ware comprising; Walk-in, level access shower with glazed shower screen, close coupled WC, vanity wash-basin with storage cupboard below and mirror, light and shaver point over. Heated ladder radiator, electric wall heater, emergency pull cord, fully tiled walls and tiled floor.

### Car Parking Permit Scheme

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the Estate Manager on site for availability.

### Additional Information & Services

- Superfast Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

### Service Charge

What your service charge pays for:

## 2 Bed | £315,000

- 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: £5,253.32 per annum (for financial year ending 31/03/2025).

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

125 years from 1st Jan 2011  
Ground rent - £495 per annum  
Ground rent review: 1st Jan 2026

### 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.

