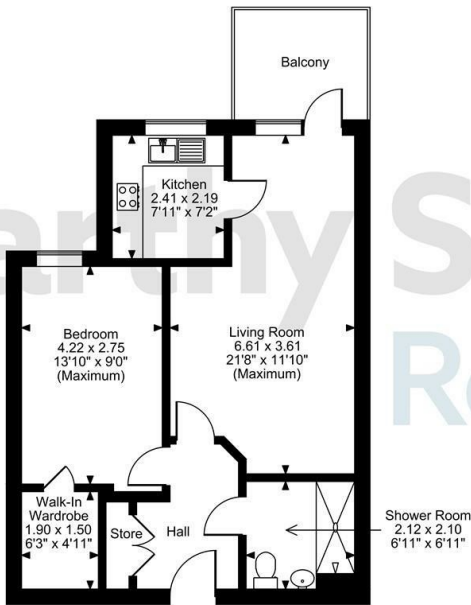


Cheswick Court, Long Down Avenue, Bristol
Approximate Gross Internal Area
572 Sq Ft/53 Sq M
Balcony external area = 60 Sq Ft/6 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 89 | 89 |
| (81-91) B | | |
| (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 | |

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

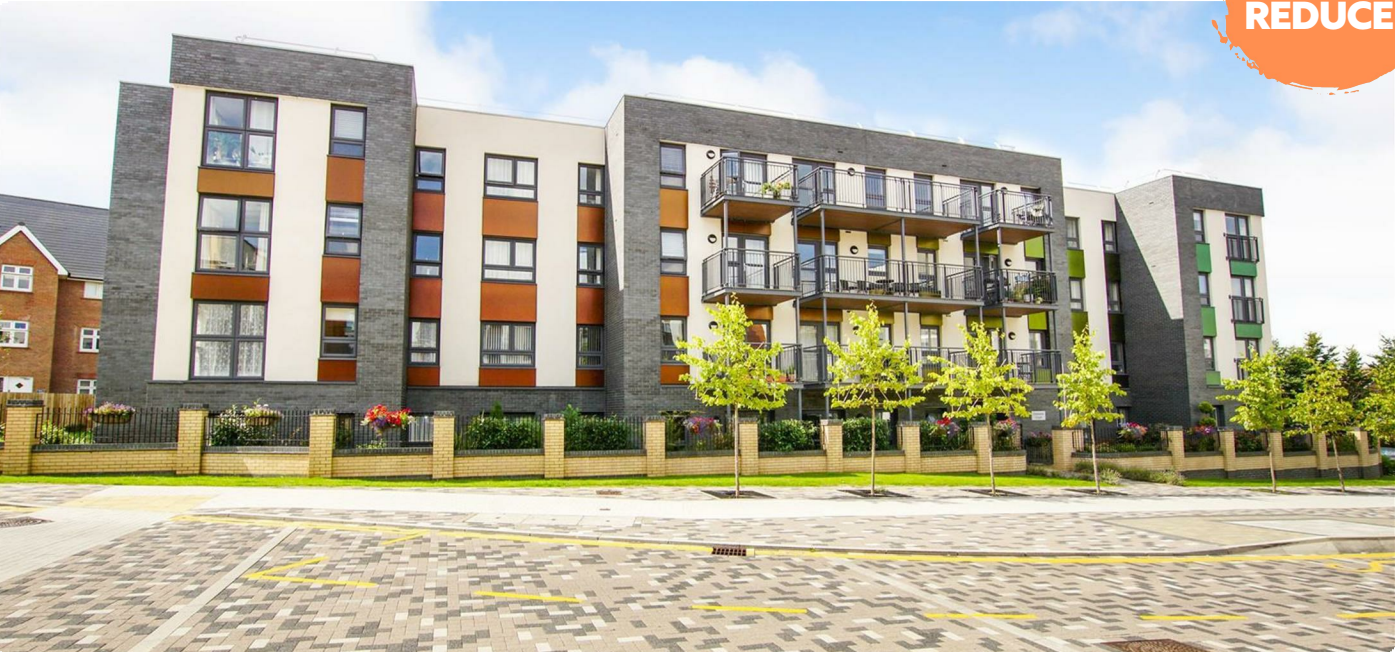


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7 Cheswick Court

Long Down Avenue, Cheswick Village, Bristol, BS16 1UJ

PRICE
REDUCED



PRICE REDUCTION

Asking price £230,000 Leasehold

Well presented first floor, one bedroom retirement apartment with walk out balcony and conveniently located close to the lifts that serve all floors.

Energy Efficient *Pet Friendly*

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Cheswick Court, Cheswick Village, Long

Cheswick Court

Cheswick Court provides a fantastic lifestyle living opportunity for the over 60's. A 'retirement living' development designed for independent living with the peace-of-mind provided by our house manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system. The development has a wonderful friendly community feel, reflected by the Grand Piano situated in the communal entrance where homeowners enjoy piano lessons - just one example of the many social activities on offer. Others include; fitness classes, coffee mornings, games and quiz nights and themed events. It's so easy to make new friends and to lead a busy and fulfilled life at Cheswick Court and 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.

Cheswick Court enjoys excellent communal facilities including a super homeowners lounge, scooter store and lovely landscaped gardens. A gated entrance provides access to the car secure car park. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies. In addition to the excellent underfloor heating in the apartments, there is an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principal rooms.

The Local Area

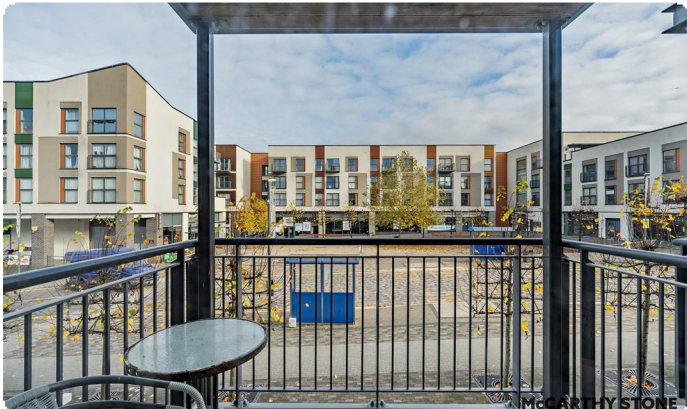
Constructed in 2016 to a striking contemporary style by renowned multi award-winning McCarthy Stone, and occupying a very convenient position close to shops and bus routes. Opposite the development is 'The Square' a small Plaza with a number of useful facilities including a co-op, post office, coffee shop, and small bar and a takeaway. This is quickly becoming a vibrant area and is literally 'on the doorstep'. Abbeywood Shopping Park, with an Asda superstore, Matalan and Nandos restaurant among others is less than one and a quarter mile away.

No.7

A beautifully presented one bedroom apartment located on the first floor. The apartment is just a short walk from the two lifts serving all floors and the excellent facilities of this first-class development. The accommodation provides a comfortable living room with walk out balcony, a modern kitchen complete with integrated appliances, a double bedroom with walk-in wardrobe, and a modern shower room incorporating a level access shower.

Entrance Hall

With 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. Emergency pull cord, walk-in utility cupboard with light, shelving, and housing the Gledhill boiler supplying hot water, 'Vent Axia' system and automatic washer/dryer. A feature glazed door leads to the living room.

Living Room

A welcoming living room with double-glazed French Door and side panel opening onto a balcony. There is a focal point fireplace and a feature glazed panelled double door leads to the kitchen

Balcony

Walk out balcony with space for a small table and chairs.

Kitchen

With a double-glazed window, A 'soft white high-gloss' kitchen with ample wall and base units with contrasting laminate worktops, matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances comprise; Bosch four-ringed hob with stainless steel chimney extractor hood over and modern glazed splashback, Bosch oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

Double Bedroom

Double glazed window and a walk-in wardrobe with auto-light, ample hanging space.

Shower Room

Modern white suite comprising; walk-in, level access shower with both 'raindrop' and traditional shower heads, back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboard and mirror with integrated light positioned over. Extensively tiled walls, fully tiled floor, emergency pull cord, heated ladder radiator and ceiling spot light fitting.

Parking

Gated car parking is available with a yearly permit charged at around £250 per annum (subject to availability)

Additional Information & Services

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

Lease

Lease - 125 Years from June 2016
Ground rent: £425 per annum
Ground rent review: June 2031



1 Bed | £230,000

Service Charge

What your service charge pays for:

- 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: £2,802.47 per annum (for financial year ending 30/06/2025).

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).

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.



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