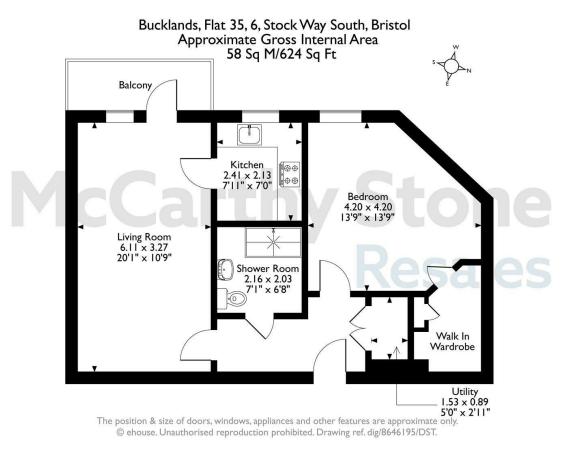
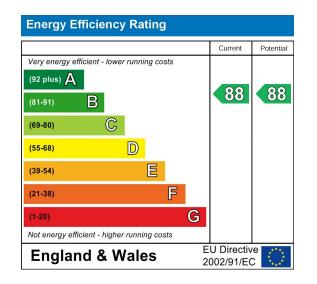
McCarthy Stone Resales



Council Tax Band: C





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35 Bucklands

Stock Way South, Nailsea, BS48 2BF





Asking price £280,000 Leasehold

Beautifully presented, second floor (with no other apartment above), one bedroom retirement apartment offering a walk out balcony overlooking the landscaped communal gardens.

Allocated Parking Space *Energy Efficient* *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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Bucklands, Stock Way South, Nailsea, BS48 2BF

Bucklands

Bucklands is a 'Retirement Living' development constructed by award-winning McCarthy Stone to offer fantastic independent living opportunity for those aged over 60's. This stunning development of 40 one and two bedroom retirement apartments is located on Stock Way South in Nailsea. Here you will enjoy the benefits of owning your own home, free from the worries of outside maintenance or gardening. There's also the added support that comes from having a dedicated House Manager.

It's so easy to make new friends and to lead a busy and fulfilled life at Bucklands as there are always plenty of regular activities to choose from. 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.

Bucklands has a stunning communal lounge which opens out onto beautiful landscaped gardens, providing the perfect space to sit back and relax. And if you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed, you can book them into the development's guest suite for a small fee.

The Local Area

Nailsea is a town in North somerset. A stone's throw away from the sea and the bustling city of Bristol, Nailsea is a thriving town surrounded by lush countryside, filled with community spirit and rich heritage.

Nailsea is in the heart of some of North Somerset's loveliest countryside, so there's plenty of beautiful walks and rural views to enjoy. For those that like to shop, our High Street and shopping centre has a wide range of independent retailers and recognisable stores to visit - and plenty of lovely coffee shops, cafes and traditional pubs to stop at and refuel.

Known as an historical town, Nailsea was once home to the world famous Nailsea Glassworks from 1788, fuelled by the local coal mines. It was regarded as one of the most significant glassworks in the UK in its day and you'll find references throughout the town that date back to 'Glassblowing' days. One of the town's oldest buildings is the beautifully restored 14th century Tithe Barn. Part museum part Lease 999 years from June 2018 venue, it stages concerts and theatre performances as well as being a Ground Rent: £425 per annum stunning wedding venue. You can visit any time in the week for an architectural tour

And if you fancy a bit more hustle and bustle, it's just a short journey to nearby Bristol. Neighbouring towns include Clevedon with its historic pier and marine lake, and Portishead with its thriving harbour.

Whether you want to experience the city-like feel of the town centre or enjoy the beautiful countryside and unspoilt woodland, Nailsea has plenty to offer for all ages. Packed with shops, thriving businesses, green open spaces and great transportation links.

No.35

No.35 is a beautifully presented, second floor apartment with no other apartment above. A westerly facing walk out balcony overlooks the landscaped communal gardens and is accessed from the generous size living room, there is a modern, well equipped kitchen with integrated appliances, a double bedroom with walk in wardrobe and a modern shower room with walk in shower.

Entrance Hallway

Walk-in Storage/utility cupboard with Washer/dryer. Illuminated light switches, door entry & intercom with emergency assistance system

Living Room

Spacious living room with door opening on to the balcony. Illuminated light switch, TV and BT points and raised electric power sockets

Balcony

Westerly facing with an outlook over the landscaped communal gardens and space for a small table and chairs. A lovely place to sit out and relax

Kitchen

Double-glazed window. Quality range of soft white gloss fronted fitted units with under unit lighting with contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven and fridge and freezer. Ceiling spot light fitting and tiled floor.

Double Bedroom

Double bedroom with large double glazed window and walk-in wardrobe. Raised power points, TV and BT points.

Shower Room

A modern white suite comprising; walk in shower, low level WC, vanity unit with wash basin and illuminated mirror above. Ladder radiator, tiled floor and extractor fan.

Parking No.35 has the benefit of its own parking space.

Lease Information

Ground rent review date: June 2033

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: £2,977.05 per annum (up to financial year end 31/03/2026).

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).

Additional Information & Services

- Ultrafast Full Fibre Broadband available
- · Mains water and electricity
- Flectric 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







1 Bed | £280,000







