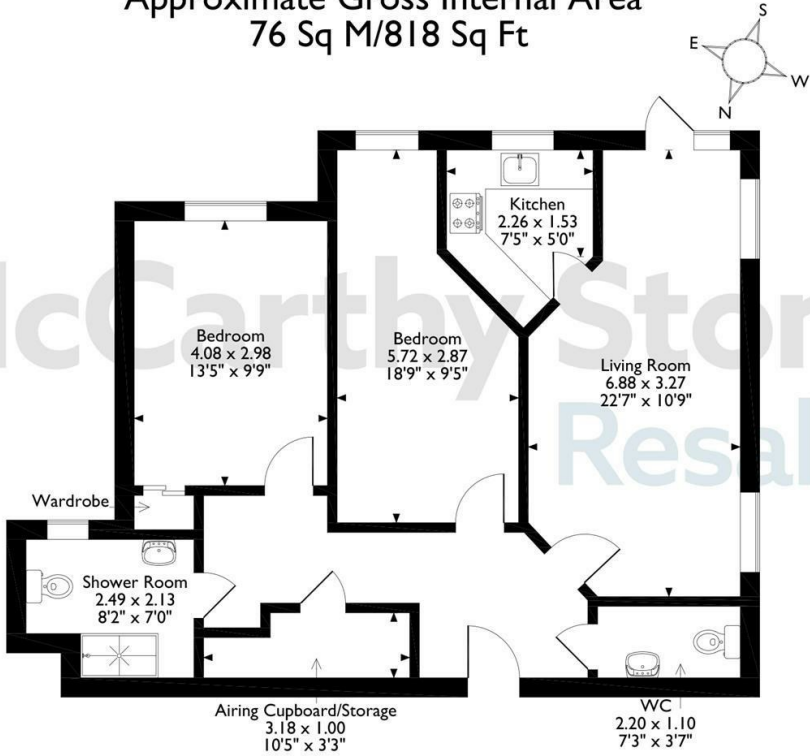
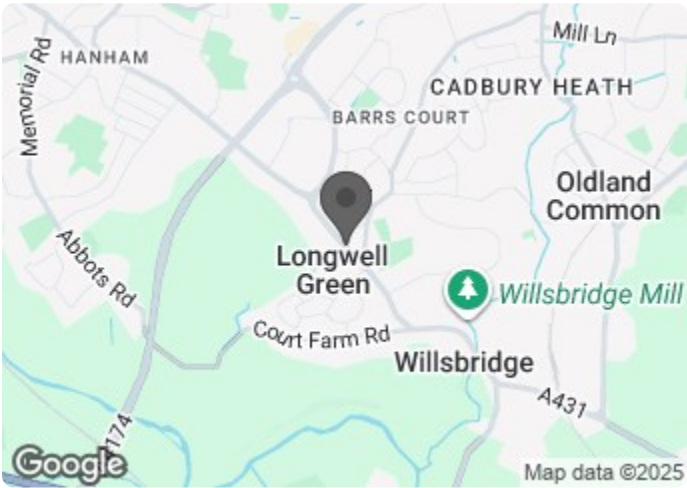


Cabot Court, Flat 7, 69, Bath Road, Bristol
Approximate Gross Internal Area
76 Sq M/818 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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	

7 Cabot Court

Bath Road, Longwell Green, BS30 9BR



Asking price £315,000 Leasehold

Ground floor, two bedroom retirement apartment with access out on to patio area from the living room.

Pet Friendly *Energy Efficient*

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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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.7
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 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 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 under counter fridge/freezer. 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
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 House 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: £5,404.23 per annum (for financial year ending 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).

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.

