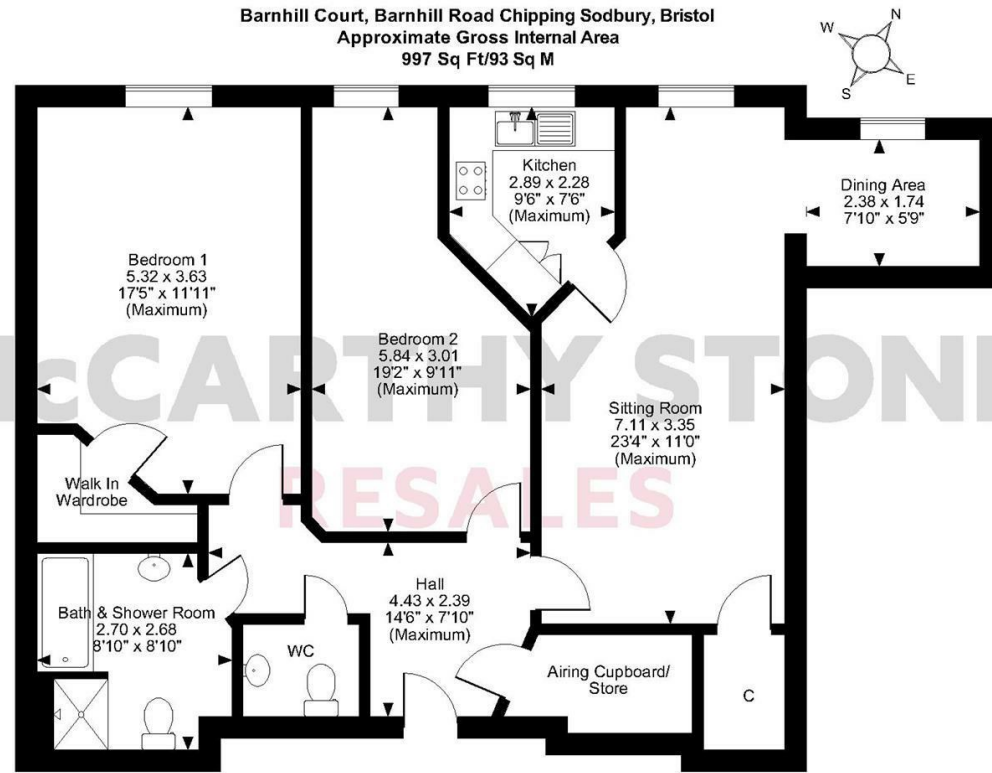
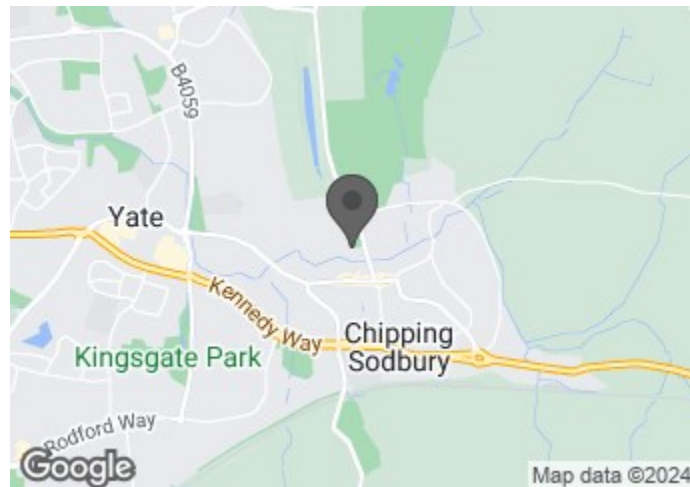


Barnhill Court, Barnhill Road Chipping Sodbury, Bristol
 Approximate Gross Internal Area
 997 Sq Ft/93 Sq M



Second Floor 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			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

58 BARNHILL COURT
 BARNHILL ROAD, CHIPPING SODBURY, BRISTOL, BS37 6FG



Situated on the top floor, this very well presented two bedroom retirement apartment is larger than average and offers the rare benefit of having a separate dining area. The restaurant and homeowners lounge are easily accessible from the lift, that serves all floors.

ASKING PRICE £365,000 LEASEHOLD

For further details, please call **0345 556 4104**
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BARNHILL COURT, BARNHILL ROAD, CHIPPING SODBURY, BRISTOL

2 BED | £365,000

BARNHILL COURT

Completed by award-winning developers McCarthy Stone in 2015, Barnhill Court occupies an excellent position an easy 10-minute level walk to the thriving and historic Chipping Sodbury High Street with its origins dating back to the 12th Century. In addition a Waitrose Supermarket is very close by with easy pedestrian access.

This is a 'Retirement Living Plus' development providing private apartments specifically for those over 70 years of age and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversee the smooth running of the development.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing a verbal link to both entrances to the main development entrance. The development boasts a host of facilities for the enjoyment of home owners not least of which is the beautiful communal lounge which is the hub of social activities, there is also a restaurant with a fantastic, varied daily table-service lunch. In addition, there are lifts serving all floors, mobility scooter store, laundry room and a lovely landscaped garden. There is also the excellent guest suite widely used by visiting family and friends for which a small nightly charge applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Barnhill Court; there are always plenty of regular activities to enjoy. These may include; coffee mornings, art group, fitness classes, film night, games and quiz nights, seasonal and 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.

ENTRANCE HALL

A super-sized hallway that has ample space for typical hall furniture and benefits from a solid oak veneered entrance door with spy-hole. A security intercom system provides a verbal link to both entrances to the development. Emergency pull cord, large store cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and concealed 'Vent Axia'

heat exchange system utilising the hot air generated within the property and recirculating this back into the principal rooms. A feature glazed panelled door leads to the Living room.

CLOAKROOM

Modern white close-coupled WC, pedestal wash-hand basin with mirror strip light and shaver point, half tiled walls, vinyl floor covering and emergency pull cord.

LIVING ROOM

This is an excellent room with a rarely found separate dining space. Triple glazed window, feature wall mounted fireplace with inset electric fire. Glazed panelled door to kitchen.

KITCHEN

Featuring an electrically operated triple-glazed window. An excellent range of 'Shaker styled' cream-fronted fitted wall and base units with woodblock effect laminate worktops, and incorporating a stainless steel inset sink/drain unit. A range of integrated appliances include; a 'Neff' four-ringed ceramic halogen hob, glazed hob splashback and stainless steel chimney extractor hood over, 'Neff' waist level built-in oven and concealed fridge and freezer. Plank styled flooring.

MASTER BEDROOM

An excellent double bedroom with a triple-glazed picture window, walk-in wardrobe with auto light, ample hanging space and shelving.

SECOND BEDROOM

Another good size double bedroom with a triple-glazed window.

BATH / SHOWER ROOM

Modern white suite comprising; Panelled bath and separate walk-in, level access shower with a raindrop shower head and additional adjustable shower attachment, close-coupled WC, vanity wash-hand basin set into excellent bathroom furniture storage cupboards below and to one side, mirror and inset downlights. Fully tiled walls and wet room styled vinyl flooring, electric heated towel rail/radiator, emergency pull cord.

GENERAL

There are lovely landscaped communal gardens, superb communal facilities and car parking available with a yearly permit at a charge of around £250 per annum (subject to availability)

SERVICE CHARGE (BREAKDOWN)

The service charge includes

- One hour of domestic assistance each week
- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- The running costs of the restaurant (with a small additional cost payable per meal eaten in the restaurant)
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance
- The cost of the excellent Estate Manager & Team

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,991.58 per annum (for financial year ending 30/09/2024).

Lease - 125 years from the 1st January 2015

Ground Rent: £510 per annum

Ground Rent Review Date: January 2030

ADDITIONAL INFORMATION & SERVICES

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

