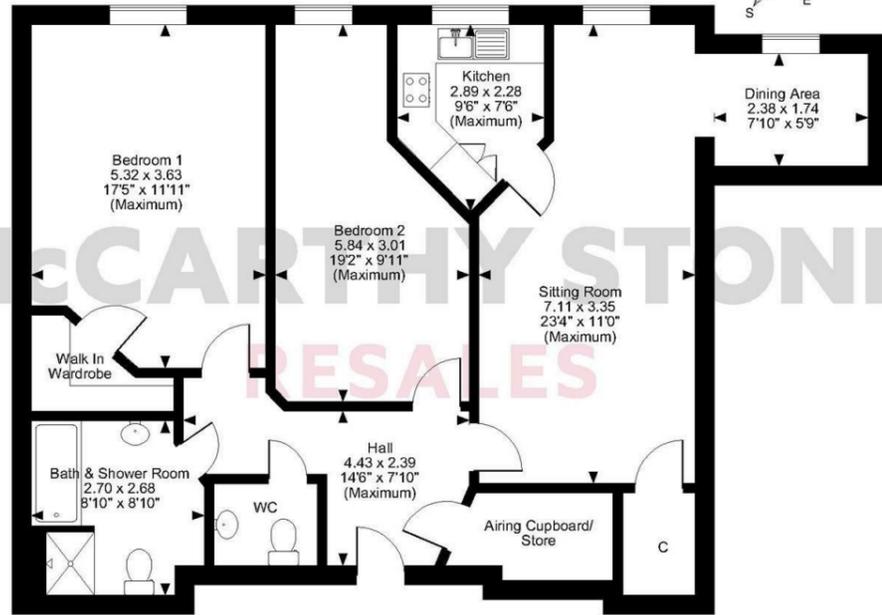
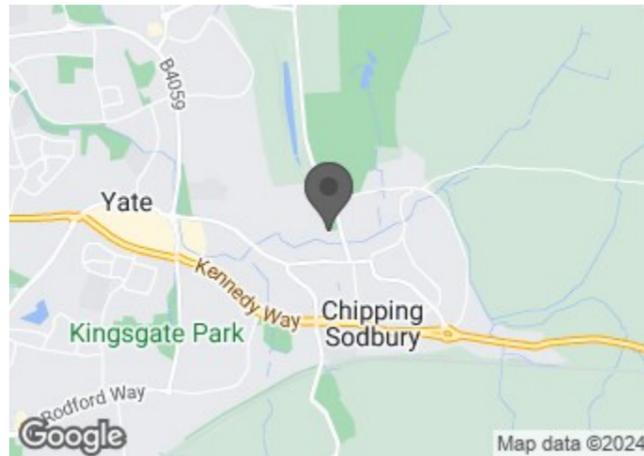


Barnhill Court, Barnhill Road Chipping Sodbury, Bristol  
 Approximate Gross Internal Area  
 997 Sq Ft/93 Sq M



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>77</b>	<b>77</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.

\*Energy Efficient\* \*Pet Friendly\*

**PRICE REDUCTION**

**ASKING PRICE £350,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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

# BARNHILL COURT, BARNHILL ROAD,

# 2 BEDROOMS £350,000

## 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.

## PARKING

Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

## SERVICE CHARGE

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment

- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

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

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

Lease Length: 125 years from 1st Jan 2015

Ground Rent: £510 per annum

Ground Rent Review Date: Jan 2030

## ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric 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.

