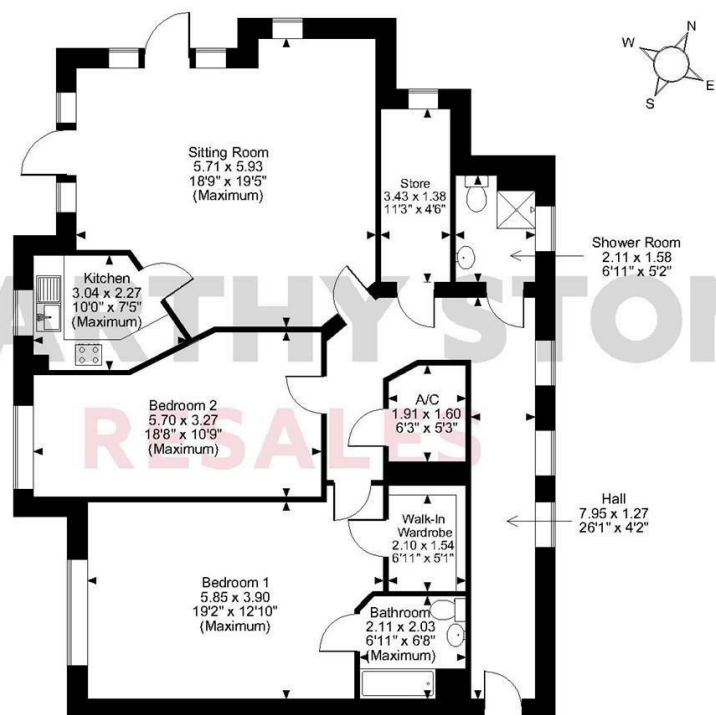


Brook Court, Savages Wood Road, Bristol  
Approximate Gross Internal Area  
1220 Sq Ft/113 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

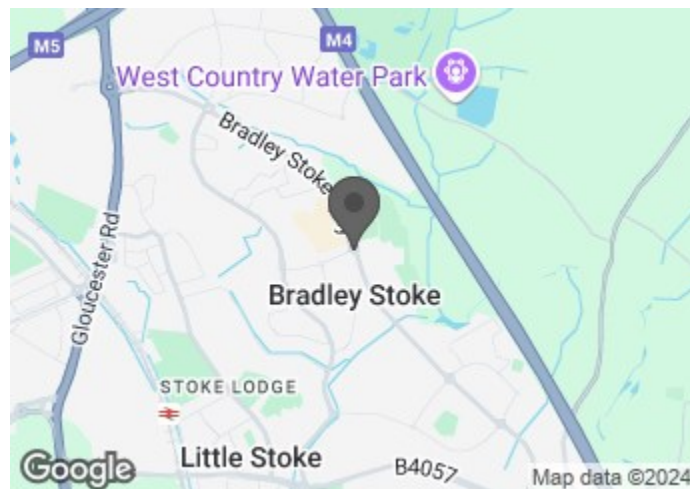
The position & size of doors, windows, appliances and other features are approximate only.  
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# McCARTHY STONE RESALES

## 10 BROOK COURT SAVAGES WOOD ROAD, BRISTOL, BS32 9AA



### 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>78</b>	<b>79</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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Larger than average, two bedroom ground floor retirement apartment with South & West facing wrap around patio, accessed from the dual aspect living room.

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

**ASKING PRICE £300,000 LEASEHOLD**

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

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

# BROOK COURT, SAVAGES WOOD ROAD, BRADLEY STOKE, BRISTOL

## 2 BED | £300,000

### BROOK COURT

Brook Court is a 'Retirement Living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager. Additionally, all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing a verbal link to the main development entrance.

The development enjoys excellent communal facilities including a home owners lounge, laundry, scooter store and attractive landscaped gardens arranged in a courtyard fashion in the centre of the development. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Brook Court; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, pub lunches, 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.

### THE LOCAL AREA

Constructed in 2012 by renowned retirement home specialists McCarthy Stone, Brook Court is a popular development of private apartments in a prime location just a five minutes or so level walk from the extensive amenities of the Willow Brook Centre including a Tesco Extra store, Specsavers, Greggs and a Card Factory, along with a myriad of other retailers, bars and restaurants. The Three Brooks Inn is a popular social spot for our Homeowners.

Brook Court is situated close to the Parkway train station, along with being on a bus route and within 5 minutes of the M4/M5 intersection linking the South West, Wales, the North and London.

### NO.10

Rarely available, no.10 is a larger style two bedroom apartment located on the ground floor within easy access to all the superb facilities of Brook Court.

Boasting a dual aspect, the living room has two separate triple glazed doors opening on to the wrap around patio. The kitchen has a host of integrated appliances and both bedrooms of a double size, the master having an en-suite bathroom and walk in wardrobe. There is a further shower room and a walk in airing cupboard/store accessed from the entrance hall.

### ENTRANCE HALL

Of a good size with space for typical hall furniture and having a solid 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 store/airing cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and the 'Vent Axia' heat exchange unit.

### LIVING ROOM

A generous size dual aspect room with two separate glazed doors opening on to a wrap around patio area with both Southerly and Westerly aspects. A modern focal point fireplace with inset electric fire creates a focal point and feature glazed panelled double door leads to the kitchen.

### KITCHEN

Triple-glazed electronically controlled window. Excellent range of 'Maple effect' fitted units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, high level oven and concealed fridge and freezer. Ceiling spot light fitting, extensively tiled splashbacks and tiled floor.

### MASTER BEDROOM

Generous size double bedroom with large floor to ceiling triple glazed window. Walk in wardrobe with light, hanging space and shelving, door to en-suite.

### EN-SUITE BATHROOM

Modern white suite comprising; Panelled bath with over-bath shower and glazed screen, WC, vanity wash-hand basin with storage cupboard below, mirror, light and shaver point over. Fully tiled walls and floor, heated towel rail and emergency pull cord.

### SECOND BEDROOM

A spacious second bedroom, which could alternatively be used as a separate dining room or office. With a triple-glazed window.

### SHOWER ROOM

Modern white suite comprising; walk-in shower with glazed shower screen, WC, pedestal wash-hand basin with mirror, light and shaver point over. Fully tiled walls and floor, heated towel rail and emergency pull cord.

### PARKING

Car parking is limited and available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list. However, the proximity to the excellent local facilities could see a car as an unnecessary requirement.

### 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
- Underfloor heating within the apartments

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: £4,762.18 per annum (up to financial year end 31/03/2025).

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).

### LEASE AND GROUND RENT

Lease: 125 years from the 1st June 2012.

Ground rent £495 per annum

Ground rent review: 1st Jun-2027

### ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full 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.

