

# RETIREMENT

# HOMESEARCH

## 25 Courville Close (Alverston Grange)

Britain's Number One  
Retirement Property Specialist

Alveston Grange, Alveston, Bristol, BS35 3RR



**PRICE: £290,000**

**Lease:**

### Property Description:

#### **A TWO BEDROOM TERRACE RETIREMENT COTTAGE WITH CONSERVATORY AND GARAGE**

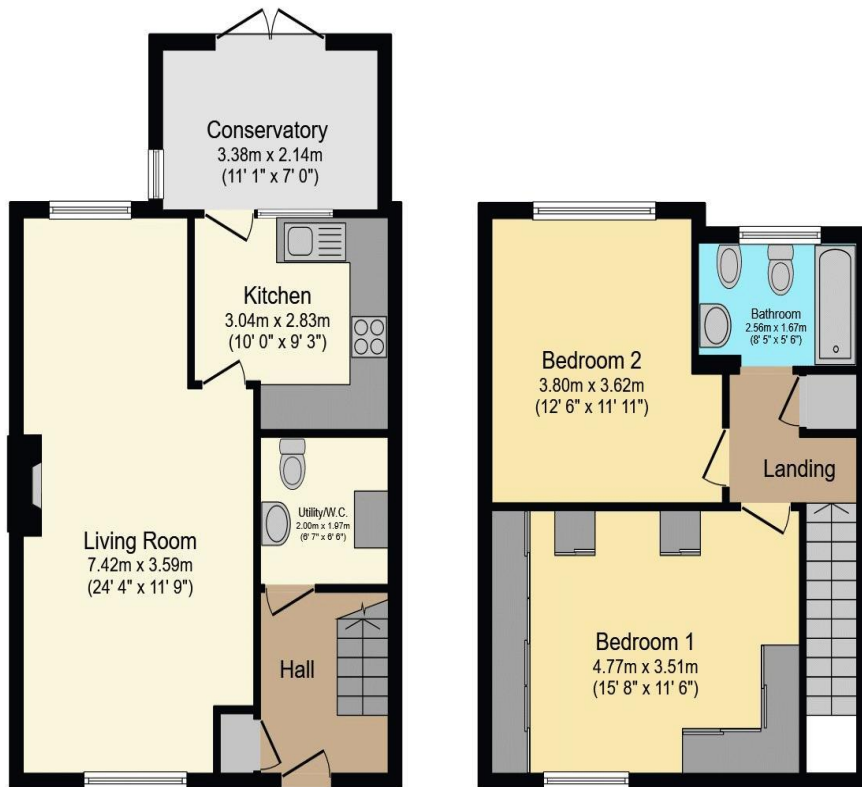
Courville Close comprises 46 properties. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, two bedrooms, a bathroom and a downstairs shower room. It is a condition of purchase that residents be over the age of 60 years. Please speak to our property consultant if you require any information regarding Event Fees that may apply to this property.

- Development Manager
- Minimum Age 60
- 24 hour emergency Appello call system
- FREEHOLD
- Service Charge £3,600.20 per annum



**For more details or to make an appointment to view, please contact Rachel Hazell**

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**Ground Floor**

**First Floor**

Total floor area 91.6 sq.m. (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**For Financial Year Ending:**

**31/03/2025**

**Annual Ground Rent:**

**£N/A**

**Ground Rent Period Review:**

**N/A**

**Annual Service Charge:**

**£3,600.20**

**Council Tax Band:**

**D**

**Event Fees:**

**0% Transfer**

**0% Contingency**

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.