

## 10 Brunel Court

Harbour Road, Portishead, Bristol, BS20 7JH



**PRICE: £195,000**

**Lease: 125 years from 2007**

### Property Description:

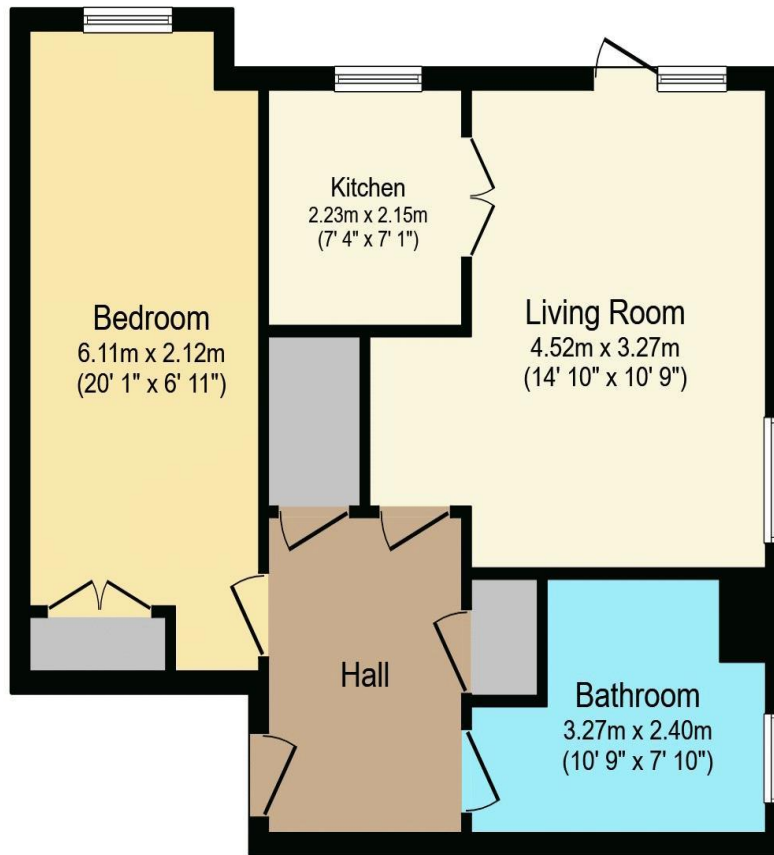
#### **A ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE GROUND FLOOR WITH ACCESS TO THE GARDENS**

Brunel Court was built by McCarthy & Stone (Developments) Ltd and consists of 68 apartments arranged over 4 floors. 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 is double glazed and comprises an entrance hall, lounge, fitted kitchen, one or two bedrooms and a bathroom. Selected apartments also benefit from a balcony. It is a condition of purchase that all residents are over the age of 60 years or in the case of a couple, one must be over 60 years and the other 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

- Residents' lounge
- Guest suite and Lift to all floors
- 24 hour Appello call system
- Resident Development Manager
- Communal car park and gardens
- Mobility scooter area
- Communal laundry room
- Security entry system linked to owners TV
- Lease: 125 years from 2007



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



Total floor area 54.4 m<sup>2</sup> (586 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).  
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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>                            |  | 82                      | 83        |
| (69-80) <b>C</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 |  |                         |           |
| England, Scotland & Wales                   |  | EU Directive 2002/91/EC |           |

**For Financial Year Ending:**

**31/08/2025**

**Annual Ground Rent:**

**£385.00**

**Ground Rent Period Review:**

**2027**

**Annual Service Charge:**

**£3,144.88**

**Council Tax Band:**

**C**

**Event Fees:**

**1% Transfer**

**1% 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.