

RETIREMENT

HOMESEARCH

7 Courville Close (Alverston Grange)

Britain's Number One
Retirement Property Specialist

Alveston Grange, Alveston, Bristol, BS35 3RR



PRICE: £315,000

Lease:

Property Description:

A 2 BEDROOM MID-TERRACE RETIREMENT COTTAGE WITH CONSERVATORY, REAR PATIO GARDEN & GARAGE This particular property overlooks the communal gardens and pond. 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 or cloakroom. 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

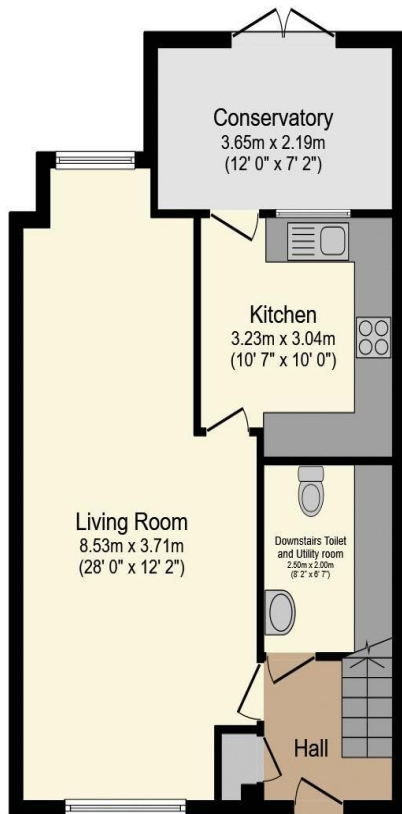
FREEHOLD

Service Charge £3,600.20

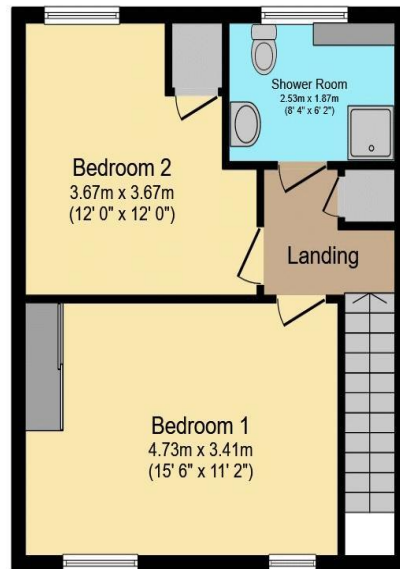


**For more details or to make an appointment to view, please contact
Rachel Hazell**

 **01425 632203**  **rachel.hazell@retirementhomesearch.co.uk**



Ground Floor



First Floor

Total floor area 97.6 m² (1,050 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)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For Financial Year Ending:

31/03/2025

Annual Ground Rent:

£TBC

Ground Rent Period Review:

TBC

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.