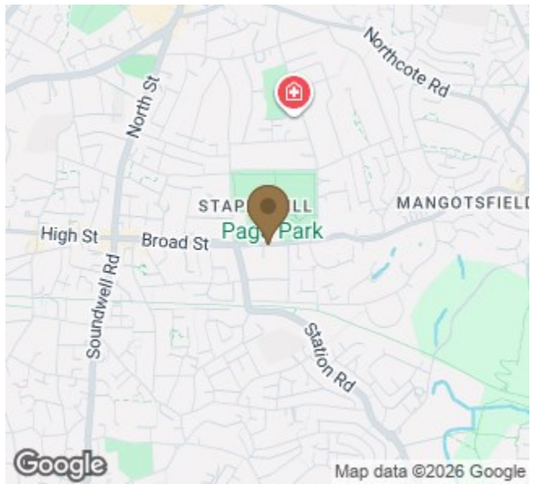
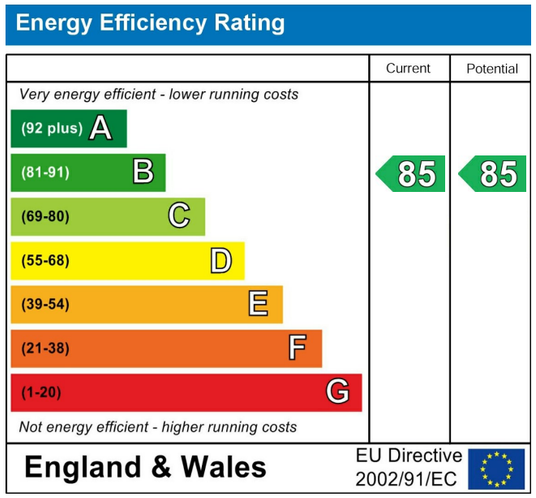
Excellent

Trustpilot

McCarthy & Stone
Resales.







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Registered in England and Wales No. 10716544

The Property Ombudsman







43 William Page Court

Broad Street, Staple Hill, Bristol, BS16 5FF

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 43 William Page Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £250,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Second Floor Retirement Apartment
- Spacious Living Room
- Modern Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Homeowners Lounge Where Social Events Take Place
- 24/7 Careline & Secure Camera Entry System
- Excellent House Manager Oversees The Smooth Running Of The Development
- Guest Suite Available For Visiting Friends & Family
- Landscaped Communal Gardens
- Located Opposite Page Park

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

43 William Page Court, Bristol

1 | 1 | Asking price £250,000

Development Overview
Constructed in 2016 by award-winning retirement home developers McCarthy Stone, William Page Court has a distinctive linear frontage opposite the attractive Page Park, it is a 'Retirement Living' development providing an independent lifestyle opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager who overseas the smooth running of the development.
All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. 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 William Page Court; there are always plenty of regular activities to choose from including; a fitness class, coffee mornings and afternoon teas, games and quiz nights, film nights, and occasional themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners 'dip in and out' of activities as they wish.

William Page Court enjoys excellent communal facilities including a fantastic homeowners lounge, pleasant landscaped gardens, laundry room and mobility scooter store.

The Local Area
Staple Hill is a vibrant suburb to the east of Bristol, which has a Victorian high street. The town centre boasts a variety of shops, cafes and pubs, as well as facilities such as the Staple Hill Library.

Staple Hill High Street is also close to the award-winning Page Park (which is opposite William Page Court) which has a sensory garden, café and community space, and hosts regular activities and events.

The Bristol and Bath Railway Path takes you into the centre of Bristol (or Bath) The Bristol Ring Road is close by and the area has regular bus services.

Property Overview
A charming and well-presented one-bedroom retirement apartment offering comfortable and spacious living. The apartment features a generous living/dining room with pleasant views over the development, a modern fitted kitchen with ample storage, a double bedroom with a walk-in wardrobe, and a contemporary wet room-style bathroom complete with both a level-access shower. Further benefits include two large storage cupboard off the hallway, providing excellent practicality. Ideally suited for those seeking a low-maintenance home within a welcoming community setting.

Social Lifestyle
The Communal Lounge is at the heart of the community at William Page Court and is where the majority of social gatherings take place. Regular activities include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
One of the main social hubs of William Page Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Parking
Parking is via an annual permit scheme at a cost of £250 per annum (subject to availability)

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

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.

Annual Service charge: £3,065.48 for financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease:
999 years from the 1st Jan 2016
Ground rent - £425 per annum
Ground rent review: 1st Jan 2031

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.

• 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.













