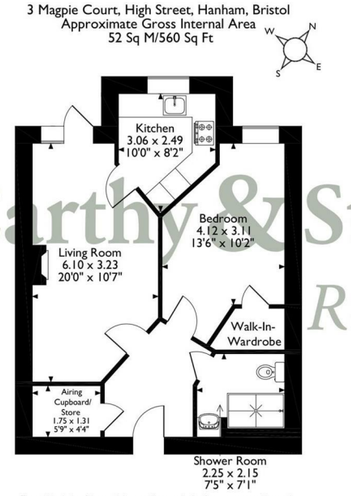
Excellent

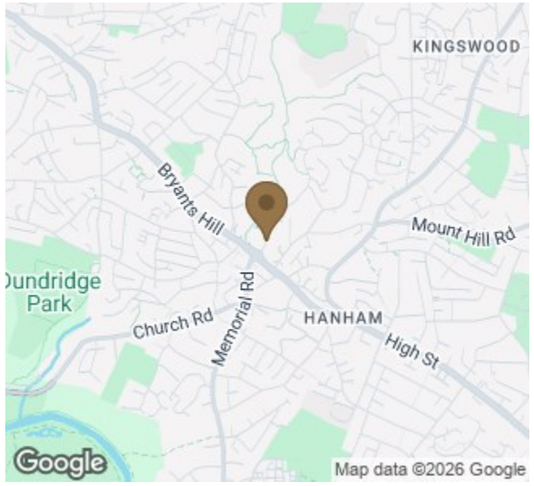
Trustpilot

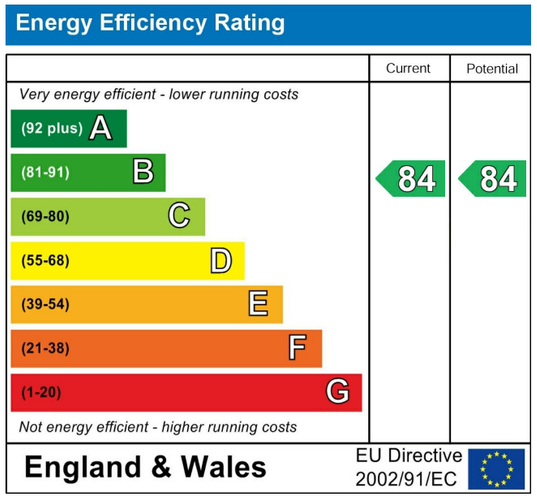
McCarthy & Stone
Resales.

3 Magpie Court, High Street, Hanham, Bristol
Approximate Gross Internal Area
52 Sq M/560 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
© Cotality. Unauthorised reproduction prohibited. Drawing ref. dig/8701263/DST.





This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

3 Magpie Court

High Street, Bristol, BS15 3FS

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 3 Magpie Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Offers over £250,000
Leasehold

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

Why you'll love living here:

- Ground Floor Apartment
- Quality, Modern Kitchen With Integrated Appliances
- Living Room With Access Out On To A Pretty Patio Area
- Double Bedroom With Walk In Wardrobe
- On Site Bistro Serving Lunch And Snacks
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- Estate Manager & Staff On Site 24/7 + 24/7 Careline
- Laundry Room & Mobility Scooter Store
- Guest Suite Available For Visiting Friends & Family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

3 Magpie Court, Bristol

1 | 1 | Offers over £250,000

Magpie Court
Constructed in 2019, Magpie Court is a stunning development by multi award-winning retirement specialist McCarthy Stone. A 'Retirement Living Plus' development designed for independent living for those aged over 70 years. Magpie Court offers the peace-of-mind provided by the day-to-day support of our Estate Manager and staff who oversees the smooth running of the development. The development enjoys fantastic communal facilities including a beautiful homeowner's lounge, bistro with a fantastic, varied and inexpensive menu, laundry room, mobility scooter store and landscaped gardens.

Homeowners benefit from extensive domestic and care packages being available to suit individual needs and budgets, one hour of domiciliary care per week is included in the service charge.
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 is so easy to make new friends and to lead a busy and fulfilled life at Magpie Court; there is a range of regular activities to choose from. Often these may include; coffee mornings, film nights, exercise classes, gardening club, games and card evenings, cheese and wine evenings, guest speakers and occasional 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
Magpie Court boasts an enviable High Street location in this sought-after suburb of Bristol. The development is just 0.2 miles from Magpie Bottom Nature Reserve, which has peaceful woodlands, parks and streams. It's perfect for a leisurely walk.
The High Street is 0.5 miles away where you'll find bakeries, supermarkets, banks and a Post Office., pubs and restaurants. Only 0.6 miles away, you can also find Hanham Library and the local Community Centre, which holds regular events and activities.

No.3
No.3 is a beautifully presented ground floor apartment with direct access on to a secluded patio area. The modern kitchen is well equipped with integrated appliances and welcoming living room opens on to the patio. The double bedroom has a walk in wardrobe and the modern bathroom has a walk in shower.

Entrance Hall
Having a solid Oak-veneered entrance door with spy-hole. Wall mounted security intercom system that provides both a visual (via the home-owner's TV) and verbal link to the main development entrance door, plus emergency call button. Useful walk-in airing cupboard with light, shelving and housing the Gledhill cylinder supplying hot water, along with the concealed heat exchange system for economic heat recovery. A feature glazed panelled door leads to the living room.

Living Room
A welcoming room with a French door and matching side panel opening onto the patio. A modern, feature fireplace with inset pebble effect fire creates a focal point and a feature glazed panelled door leads to the kitchen.

Kitchen
Excellent contemporary styled fitted kitchen with soft-white units having contrasting laminate worktops and matching up-stands incorporating an inset sink unit. Integrated appliances comprise; a halogen hob with stainless steel chimney extractor hood over and modern glass splashback, waist-level oven and concealed fridge and freezer. Concealed under-unit lighting, ceiling spot light fitting, tiled floor and double-glazed window.

Double Bedroom
A lovely, well-proportioned, dual aspect double bedroom. Walk-in wardrobe with light, ample hanging space and shelving. Emergency pull cord.

Shower Room
Modern white suite comprising; walk-in level access shower, back-to-the-wall WC with concealed cistern, vanity wash-basin with fitted unit below and heated mirror with integrated light. Heated ladder radiator, emergency pull cord, ceiling spot light fitting, extensively tiled walls and tiled flooring.

Parking
No.3 does not have it's own parking space, but there may be the option of renting a space, please speak to the on site estates team to find out current availability.

Additional Information & Services
• Ultrafast Full Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:

• Estate Manager who ensures the development runs smoothly
• CQC Registered care staff on-site 24/7 for your peace of mind
• 1 hour cleaning / domestic assistance per week, per apartment
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• The running costs of the onsite restaurant
• Cleaning of communal areas daily
• Cleaning of windows
• Maintenance of the landscaped gardens and grounds
• Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £11,082.97 per annum (up to financial year end 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-£5,200 per annum).

Lease
Leasehold 999 Years from 01/06/2018
Ground Rent £435 per annum.
Ground Rent review: Jun-33

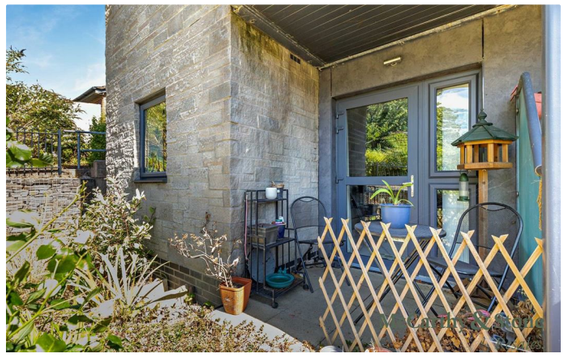
Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

• 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.

Care & Support
The personal care services available at Magpie Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.