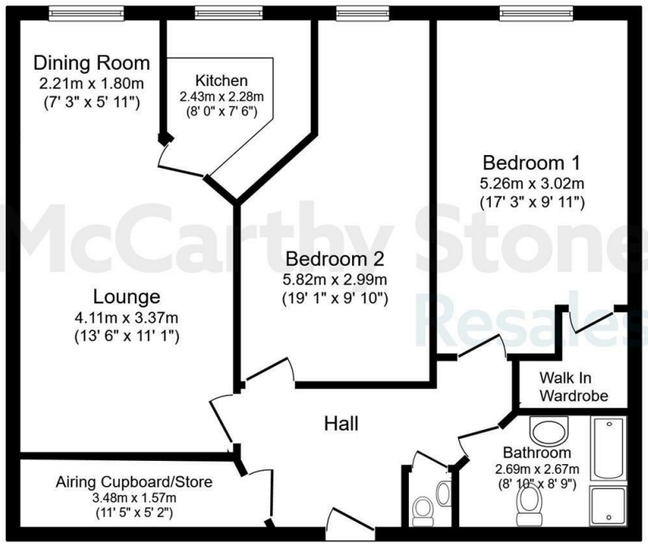
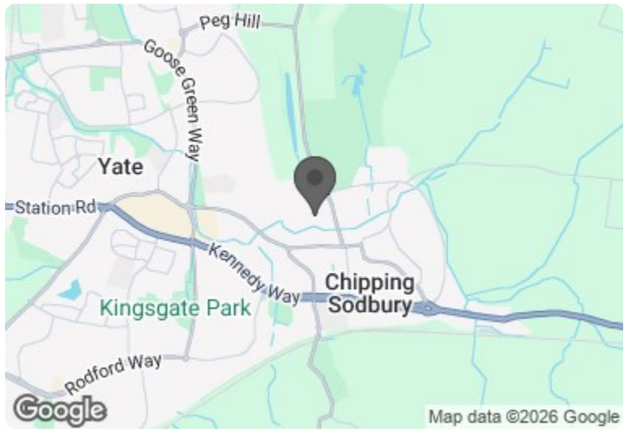
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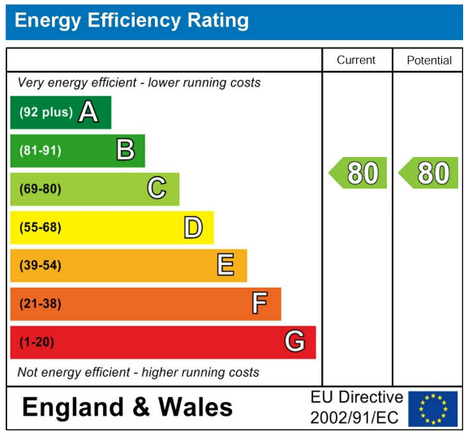


Total floor area 76.5 sq.m. (823 sq.ft.) approx

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

Council Tax Band: C





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The Property Ombudsman

McCarthy Stone
Resales

35 Barnhill Court

Barnhill Road, Chipping Sodbury, Bristol, BS37 6FG

PRICE REDUCED







PRICE REDUCTION

Asking price £345,000 Leasehold

Well presented, upper ground floor retirement apartment with two double bedrooms, located within close proximity to the lift that serves all floors.

Energy Efficient *On Site Restaurant* *Pet Friendly*

Entitlements Advice and Part Exchange available

Call us on 0345 556 4104 to find out more.

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Barnhill Court, Barnhill Road, Chipping

2 Bed | £345,000

Barnhill Court
Completed by award-winning developers McCarthy Stone in 2015, Barnhill Court is a 'Retirement Living Plus' development providing private apartments specifically for those over 70 years of age and is designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversee the smooth running of the development.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. 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.

The development boasts a host of facilities for the enjoyment of home owners, not least of which is the beautiful communal lounge which is the hub of social activities. There is also a restaurant with a fantastic, varied daily table-service lunch. In addition, there are lifts serving all floors, mobility scooter store, laundry room and a lovely landscaped garden.

There is also the excellent guest suite widely used by visiting family and friends for which a small nightly charge applies. It's so easy to make new friends and to lead a busy and fulfilled life at Barnhill Court - there are always plenty of regular activities to enjoy. These may include: coffee mornings; art group; fitness classes; film night; games and quiz night;, seasonal and themed events and occasional organised trips. 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.

The Local Area
Chipping Sodbury a picturesque medieval market town situated in the South Cotswolds just minutes from the M4 and M5 motorways between Bath and Bristol, near Badminton and Tetbury. With 120 listed properties in the main streets, this Britain in Bloom Gold award winning town is an ideal place to visit at any time of the year. There are plenty of cafes, pubs and restaurants, independent shops, markets and plenty of free parking

Barnhill Court occupies an excellent position - an easy 10-minute level walk to the thriving and historic Chipping Sodbury High Street with its origins dating back to the 12th Century. In addition, a Waitrose supermarket is very close by with easy pedestrian access.

No.35
This well presented, upper ground floor apartment is located close to the lift that serves all floors. The well equipped kitchen incorporates integrated appliances and there is a spacious 'L' shaped living room. Both bedrooms are of a double size and the master bedroom has a walk in wardrobe. The bathroom has a separate bath and walk in shower, plus there is a separate cloakroom.

Entrance Hall
Having a solid Oak veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, large walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying domestic hot water and concealed 'Vent Axia' heat exchange system.

Cloakroom
With WC and wash hand basin with mirror above. Heated towel rail/radiator and emergency pull cord.

Living Room
Generous size 'L' shaped living room with triple glazed window and feature fireplace with coal effect electric fire. Glazed panelled door leads to the kitchen.

Kitchen
An excellent range of 'Shaker styled' cream-fronted fitted wall and base units with woodblock effect laminate worktops, matching upstands and incorporating a stainless steel inset sink unit. A range of integrated appliances include; a four-ringed halogen hob with glazed splash-back and stainless steel chimney extractor hood over, waist level built-in oven and concealed fridge and freezer. Plank styled flooring.

Master Bedroom
Generous size double bedroom with walk-in wardrobe with auto light, ample hanging space and shelving.

Bedroom Two
A further good size bedroom that could alternatively be used as a separate dining room or study.

Bathroom
White suite comprising; panelled bath, separate walk-in level access shower, close-coupled WC, vanity wash-hand basin set into bathroom furniture with storage cupboards below and to one side, mirror and inset downlights. Fully tiled walls, vinyl flooring, electric heated towel rail/radiator and emergency pull cord.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Additional Information & Services
- Superfast 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.

ANNUAL SERVICE CHARGE: £12,531.38 for financial year ending 30/09/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease Information
Lease: 125 years from 1st Jan 2015
Ground Rent: £510 per annum
Ground Rent Review Date: 1st Jan 2030

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.

PRICE REDUCED













