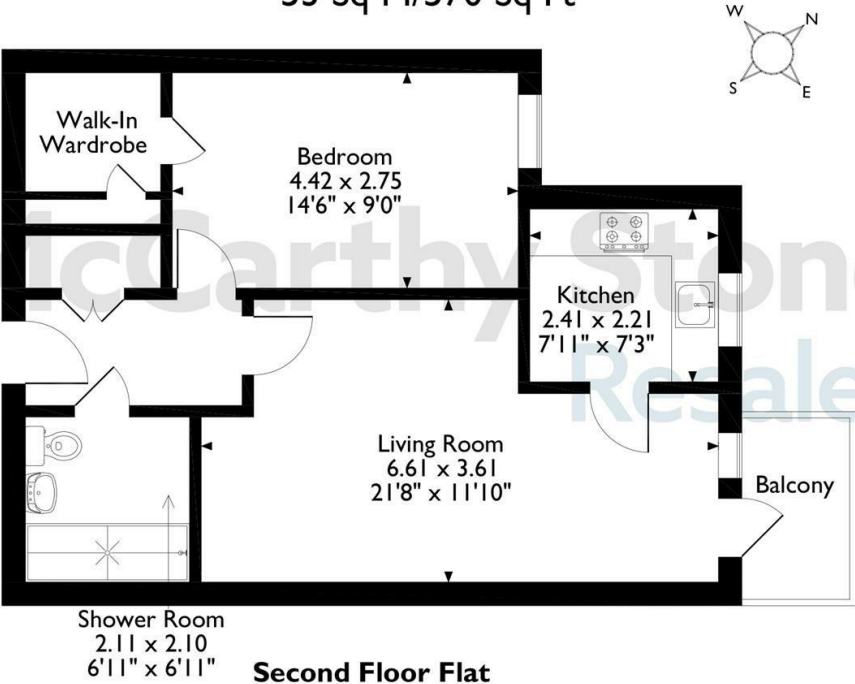


Cheswick Court, Flat 26, Long Down Avenue, Bristol
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	86	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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26 Cheswick Court

Long Down Avenue, Cheswick Village, Bristol, BS16 1UJ



Asking price £220,000 Leasehold

Beautifully presented, top floor, one bedroom retirement apartment with walk out balcony and conveniently located close to the lifts that serve all floors.
Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

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Cheswick Court, Cheswick Village, Long Down Avenue, Bristol

Cheswick Court
Cheswick Court provides a fantastic lifestyle living opportunity for the over 60's. A 'retirement living' development designed for independent living with the peace-of-mind provided by our house manager who oversees the smooth running of the development. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system. The development has a wonderful friendly community feel, reflected by the Grand Piano situated in the communal entrance where homeowners enjoy piano lessons - just one example of the many social activities on offer. Others include; fitness classes, coffee mornings, games and quiz nights and themed events. It's so easy to make new friends and to lead a busy and fulfilled life at Cheswick Court and 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.

Cheswick Court enjoys excellent communal facilities including a super homeowners lounge, scooter store and lovely landscaped gardens. A gated entrance provides access to the car secure car park. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies. In addition to the excellent underfloor heating in the apartments, there is an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principal rooms.

The Local Area
Constructed in 2016 to a striking contemporary style by renowned multi award-winning McCarthy Stone, and occupying a very convenient position close to shops and bus routes. Opposite the development is 'The Square' a small Plaza with a number of useful facilities including a co-op, post office, coffee shop, and small bar and a takeaway. This is quickly becoming a vibrant area and is literally 'on the doorstep'. Abbeywood Shopping Park, with an Asda superstore, Matalan and Nandos restaurant among others is less than one and a quarter mile away.

No.26
A beautifully presented one bedroom apartment located on the top floor. The apartment is just a short walk from the two lifts serving all floors and the excellent facilities of stunning development. The accommodation provides a spacious living room with walk out balcony, a modern kitchen complete with integrated appliances, a double bedroom with walk-in wardrobe, and a modern bathroom incorporating a level access shower.



Entrance Hall
With a solid oak-veneered entrance door with spy-hole. Wall mounted security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, along with an emergency pull cord. Walk-in utility cupboard with light, shelving, and housing the Gledhill boiler supplying hot water, 'Vent Axia' system and automatic washer/dryer. A feature glazed door leads to the living room.

Living Room
A welcoming living room with double-glazed French Door and side panel opening onto a balcony. Feature glazed panelled double door leads to the kitchen

Balcony
Walk out balcony with space for a small table and chairs. A lovely place to sit out and relax.

Kitchen
'Soft white high-gloss' kitchen with ample wall and base units with contrasting laminate worktops, matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances comprise; Bosch four-ringed hob with stainless steel chimney extractor hood over and modern glazed splashback, Bosch oven and concealed fridge and freezer. Double-glazed window, ceiling spot light fitting and tiled floor.

Double Bedroom
Double glazed window and a walk-in wardrobe with auto-light, ample hanging space.

Shower Room
Modern white suite comprising; walk-in, level access shower with both 'raindrop' and traditional shower heads, back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboard and mirror with integrated light positioned over. Extensively tiled walls, fully tiled floor, emergency pull cord, heated ladder radiator and ceiling spot light fitting.

Parking
Gated car parking is available with a yearly permit charged at around £250 per annum (subject to availability)

Additional Information & Services
• Superfast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Lease
Lease - 125 Years from June 2016



1 Bed | £220,000

Ground rent: £425 per annum
Ground rent review: June 2031

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.

Service Charge: £2,952.80 per annum (for financial year ending 30/06/2027).

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).

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.

