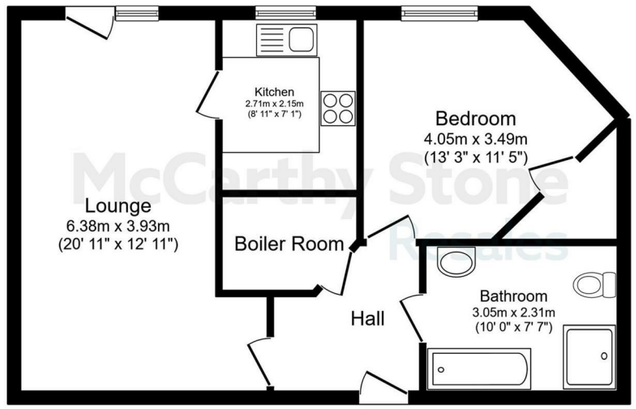
Excellent

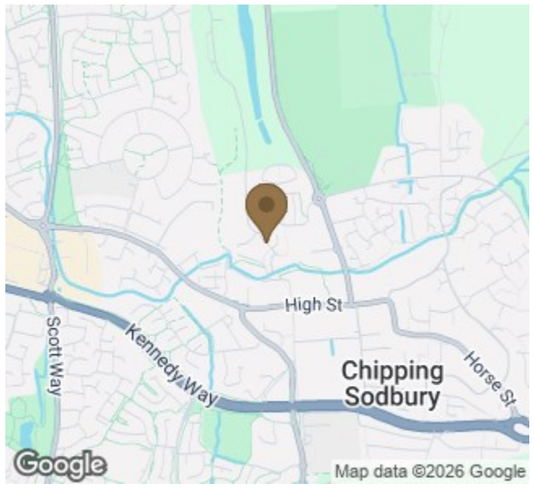
Trustpilot

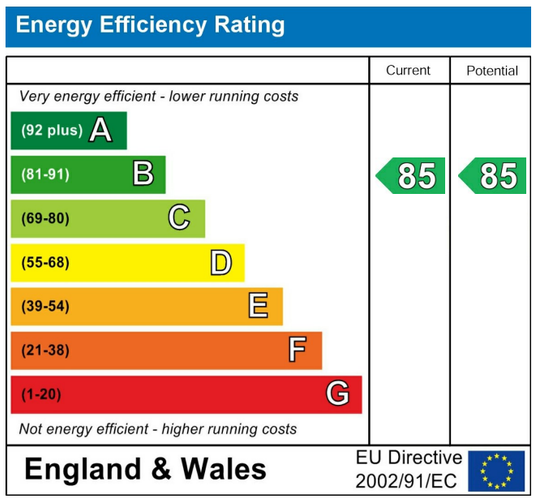
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Resales.



Total floor area 54.9 sq.m. (591 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





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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







16 Barnhill Court

Barnhill Road, Chipping Sodbury, Bristol, BS37 6FG

1 1 Council Tax Band: B

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

Asking price £230,000
Leasehold

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

Why you'll love living here:

- Upper Ground Floor Apartment
- Pretty Outlook
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- On Site Restaurant
- Homeowners Lounge & Sun Room Where Social Events Take Place
- 1 Hour Domestic Assistance Included
- 24/7 Emergency Call System
- Estates Manager & 24/7 Site Staffing
- Located Next To Waitrose

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 Barnhill Court, Bristol

1 | 1 | Asking price £230,000

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.

Apartment Summary
ENJOY LUNCH ON US WHEN YOU VIEW BARNHILL COURT - BOOK NOW!

Enjoy comfortable, independent living in this well-presented one double bedroom apartment at Barnhill Court, a McCarthy Stone Retirement Living PLUS development in Chipping Sodbury. Designed to offer a perfect balance of independence, convenience and peace of mind, this attractive apartment features a modern kitchen with integrated appliances, a contemporary shower room and a welcoming living area with a Juliet Balcony. Barnhill Court offers a fantastic range of on-site facilities to enhance everyday living. Residents can enjoy delicious meals and refreshments in the on-site bistro, while the beautifully landscaped gardens provide a peaceful outdoor space to unwind. The welcoming homeowners' lounge is a wonderful place to meet neighbours, make new friends and take part in a variety of social events and activities. For added reassurance, the development benefits from 24-hour staffing, seven days a week, with care services available on-site to provide additional support when needed. This allows homeowners to enjoy their independence while having the reassurance of help and assistance close at hand. Ideally suited to those looking to enjoy a more relaxed and sociable lifestyle, this apartment offers the opportunity to embrace retirement living in a friendly, supportive community, with a range of amenities and services right on your doorstep.

PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE

Landscaped Gardens
One of the main social hubs of Barnhill 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

Lifestyle Services
Lifestyle Services at our Barnhill Court development are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Barnhill Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

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

Care & Support
The personal care services available at Barnhill 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.

Additional Information & Services
- Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Lease Information:
125 Years from 1st Jan 2015
Ground Rent - £435 per annum
Ground Rent review: January 2030

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: £9,343.24 per annum (up to financial year end 30/9/2027)

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

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.













