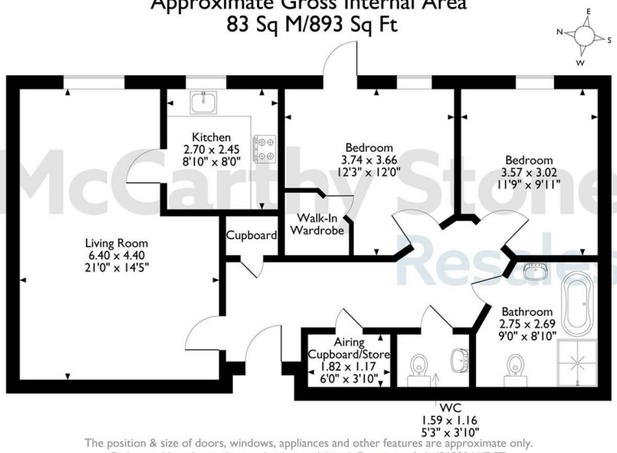
Excellent

Trustpilot

McCarthy & Stone
Resales.

1 Barnhill Court, Barnhill Road, Chipping Sodbury, Bristol
Approximate Gross Internal Area
83 Sq M/893 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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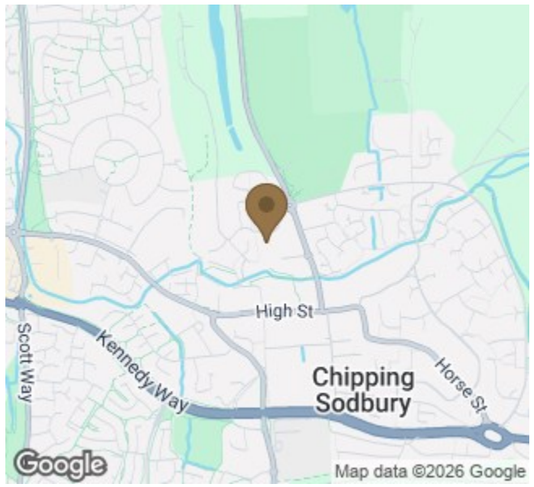

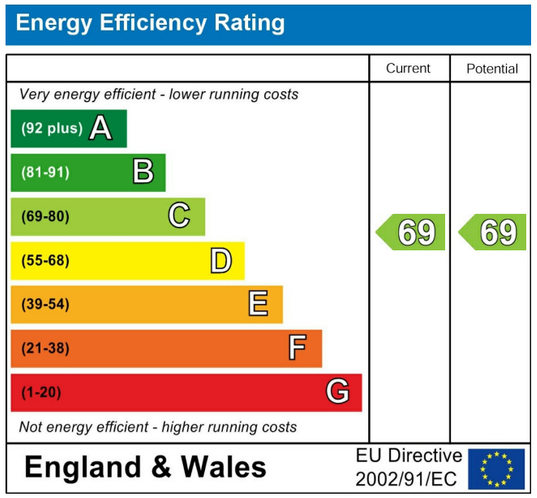

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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

1 Barnhill Court

Barnhill Road, Chipping Sodbury, Bristol, BS37 6FG

2 | 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 1 Barnhill Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £370,000
Leasehold

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

Why you'll love living here:

- Ground Floor Retirement Apartment
- Modern Fitted Kitchen With Integrated Appliances
- Direct Access Out On To Pretty Patio Area
- Two Double Bedrooms
- On Site Restaurant
- Homeowners Lounge & Sun Room Where Social Events Take Place
- 1 Hour Domestic Assistance Included Within Your Service Charge
- 24/7 Careline & Secure Entry System For Peace Of Mind
- Estates Manager & 24/7 Site Staffing
- Located Next To Waitrose

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

1 Barnhill Court, Bristol

2 | 1 | Asking price £370,000

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.1
Located on the ground floor, this beautifully presented apartment has access out on to a pretty, south east facing patio area. The modern, well equipped kitchen incorporates integrated appliances and there is a spacious living room. Both bedrooms are of a double size and the master bedroom has a walk in wardrobe. The bathroom has both a separate bath along with a walk in shower.

Entrance Hall
A spacious hallway having a solid Oak veneered entrance door with spy-hole. Emergency pull cord along with a security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Walk-in utility cupboard having light, shelving and housing the Gledhill water cylinder that supplies domestic hot water, along with the concealed 'Vent Axia' unit.

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

Living/Dining Room
A generous size 'L' shaped room with panelled glazed door opening 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
An excellent double bedroom with a triple-glazed picture window and hallf glazed door opening on to the patio area. Walk-in wardrobe with auto light, ample hanging space and shelving.

Bedroom Two
A further double 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 with a raindrop shower head and additional adjustable shower attachment, close-coupled WC, vanity wash-hand basin set into excellent bathroom furniture 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: £12,137.49 for financial year ending 30/09/202.

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

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 that can assist with service charges or living costs.

- 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.