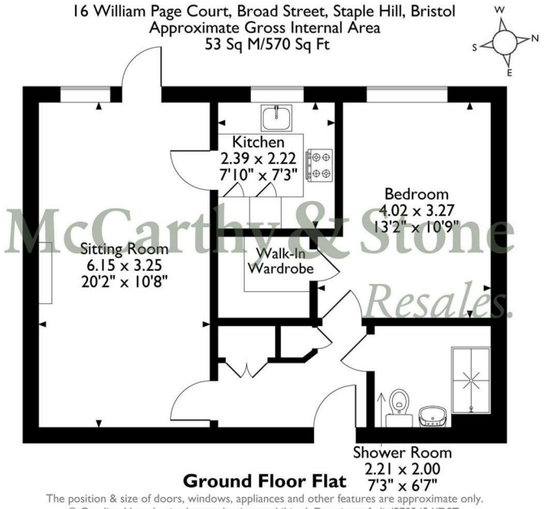
Excellent

Trustpilot

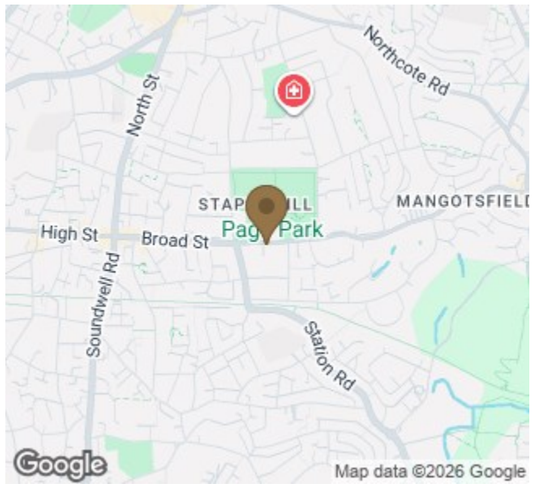
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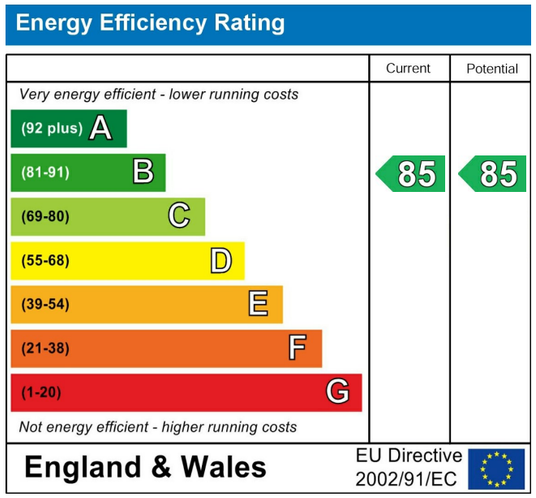
16 William Page Court, Broad Street, Staple Hill, Bristol
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



Ground Floor Flat

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

Broad Street, Staple Hill, Bristol, BS16 5FF

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

Asking price £260,000
Leasehold

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

Why you'll love living here:

- Ground Floor Retirement Apartment
- Spacious Living Room With Direct Access Out On To Patio
- Modern Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Homeowners Lounge Where Social Events Take Place
- 24/7 Careline & Secure Camera Entry System
- Excellent House Manager Oversees The Smooth Running Of The Development
- Guest Suite Available For Visiting Friends & Family
- Landscaped Communal Gardens
- Located Opposite Page Park

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

16 William Page Court, Bristol

1 | 1 | Asking price £260,000

William Page Court
Constructed in 2016 by award-winning retirement home developers McCarthy Stone, William Page Court has a distinctive linear frontage opposite the attractive Page Park, it is a 'Retirement Living' development providing an independent lifestyle opportunity for those over 60 years of age with the peace-of-mind provided by the day-to-day support of our excellent House Manager who overseas the smooth running of the development.
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's so easy to make new friends and to lead a busy and fulfilled life at William Page Court; there are always plenty of regular activities to choose from including; a fitness class, coffee mornings and afternoon teas, games and quiz nights, film nights, and occasional themed events. 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.

William Page Court enjoys excellent communal facilities including a fantastic homeowners lounge, pleasant landscaped gardens, laundry room and mobility scooter store.

The Local Area:
Staple Hill is a vibrant suburb to the east of Bristol, which has a Victorian high street. The town centre boasts a variety of shops, cafes and pubs, as well as facilities such as the Staple Hill Library.

Staple Hill High Street is also close to the award-winning Page Park (which is opposite William Page Court) which has a sensory garden, café and community space, and hosts regular activities and events.

The Bristol and Bath Railway Path takes you into the centre of Bristol (or Bath) The Bristol Ring Road is close by and the area has regular bus services.

No.16
Located on the ground floor, and within easy reach of the facilities that this beautiful developments offers, is this one bedroom apartment with direct access out on to a westerly facing patio area. The modern kitchen is well equipped with integrated appliances and the living room offers direct access out on the patio area, perfect for sitting out and relaxing. The double bedroom has a walk in wardrobe and the modern bathroom has a walk in shower.

Entrance Hall:
With a solid Oak-veneered entrance door with spy-hole. Wall mounted security intercom system providing both a verbal and visual link (by tuning the homeowners TV) to the main development entrance door, along with an emergency pull cord. Walk in storage cupboard with shelving houses the Gledhill water cylinder supplying hot water, along with the Vent Axia heat exchange unit. A feature glazed panelled door leads to the living room.

Living Room:
A generous size room with a double-glazed French door opening on to a pretty patio area. A modern, focal point electric fireplace adds a nice homely feel to this apartment.

Kitchen:
With a large double-glazed window. Excellent range of soft cream high-gloss fitted units with contrasting laminate worktops having matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed hob with glazed splash-panel and stainless steel chimney extractor hood over, waist level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

Double Bedroom
A lovely well-proportioned double bedroom with double-glazed window. Walk-in wardrobe with auto-light, hanging rails and shelving.

Shower Room:
White suite comprising; walk-in shower with both raindrop and traditional shower heads, back-to-the-wall WC with concealed cistern, vanity wash-basin with cupboard unit below and mirror with integral light above. Ladder radiator, emergency pull cord and ceiling spot lights. Extensively tiled walls and fully tiled floor.

Parking
Parking is via an annual permit scheme at a cost of £250 per annum (subject to availability)

Lease:
999 years from the 1st January 2016
Ground rent - £425 per annum
Ground rent review: 1st Jan 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: £3,065.48 per annum (for financial year ending 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-£5,200pa).

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

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.













