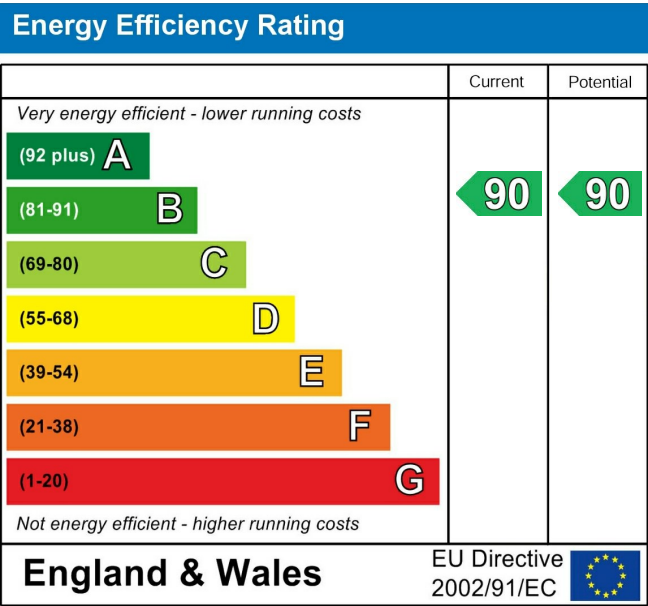
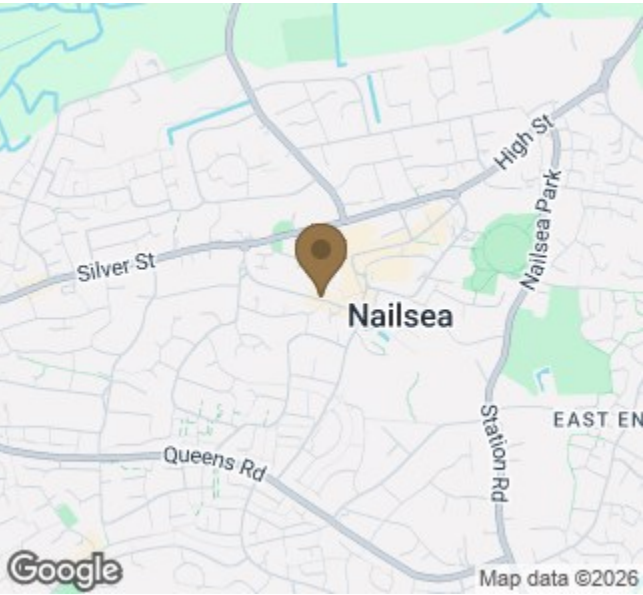
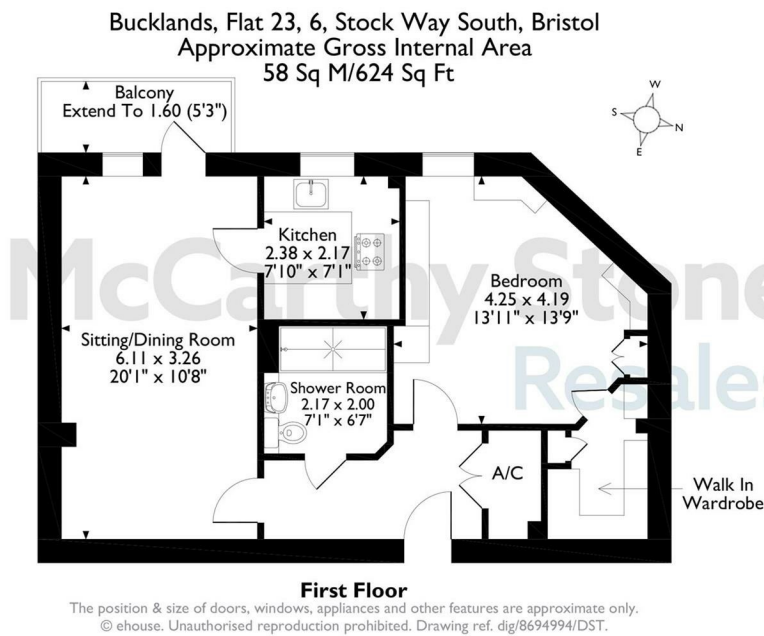




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McCarthy & Stone Resales Limited
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Registered in England and Wales No. 10716544



23 Bucklands

Stock Way South, Nailsea, BS48 2BF

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 23 Bucklands could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £280,000
Leasehold

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

Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- Walk Out Balcony From Living Room
- Modern Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- Owned Parking Space
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- Guest Suite Available For Visiting Family & Friends
- House Manager Oversees The Smooth Running Of The Development
- 24 Hour Emergency Careline & Secure Entry System

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

23 Bucklands, Nailsea

Bucklands
Bucklands is a 'Retirement Living' development constructed by award-winning McCarthy Stone to offer fantastic independent living opportunity for those aged over 60's. This stunning development of 40 one and two bedroom retirement apartments is located on Stock Way South in Nailsea. Here you will enjoy the benefits of owning your own home, free from the worries of outside maintenance or gardening. There's also the added support that comes from having a dedicated House Manager.

It's so easy to make new friends and to lead a busy and fulfilled life at Bucklands as there are always plenty of regular activities to choose from. 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.

Bucklands has a stunning communal lounge which opens out onto beautiful landscaped gardens, providing the perfect space to sit back and relax. And if you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed, you can book them into the development's guest suite for a small fee.

The Local Area
Nailsea is a town in North somerset. A stone's throw away from the sea and the bustling city of Bristol, Nailsea is a thriving town surrounded by lush countryside, filled with community spirit and rich heritage.

Nailsea is in the heart of some of North Somerset's loveliest countryside, so there's plenty of beautiful walks and rural views to enjoy. For those that like to shop, our High Street and shopping centre has a wide range of independent retailers and recognisable stores to visit – and plenty of lovely coffee shops, cafes and traditional pubs to stop at and refuel.

Known as an historical town, Nailsea was once home to the world famous Nailsea Glassworks from 1788, fuelled by the local coal mines. It was regarded as one of the most significant glassworks in the UK in its day and you'll find references throughout the town that date back to 'Glassblowing' days. One of the town's oldest buildings is the beautifully restored 14th century Tithe Barn. Part museum part venue, it stages concerts and theatre performances as well as being a stunning wedding venue. You can visit any time in the week for an architectural tour. And if you fancy a bit more hustle and bustle, it's just a short journey to nearby Bristol. Neighbouring towns include Clevedon



with its historic pier and marine lake, and Portishead with its thriving harbour.

Whether you want to experience the city-like feel of the town centre or enjoy the beautiful countryside and unspoilt woodland, Nailsea has plenty to offer for all ages. Packed with shops, thriving businesses, green open spaces and great transportation links.

No.23
No.23 is a beautifully presented, first floor apartment with a walk out balcony with a westerly aspect over the landscaped communal gardens. There is a good size living room with access on to the balcony, a modern, well equipped kitchen with integrated appliances, a double bedroom with walk in wardrobe and a modern bathroom. No.23 has the added benefit of an owned parking space.

Entrance Hallway
Walk-in Storage/utility cupboard with Washer/dryer. Illuminated light switches, door entry & intercom with emergency assistance system.

Living Room
Spacious living room with door opening on to the balcony overlooking the communal gardens. Illuminated light switch, TV and BT points and raised electric power sockets.

Balcony
With a lovely outlook over the landscaped communal gardens and space for a small table and chairs.

Kitchen
Double-glazed window. Quality range of soft cream gloss fronted fitted units with under unit lighting with contrasting worktops and matching upstands and incorporating a stainless steel inset sink unit. Comprehensive integrated appliances comprise; a four-ringed hob with a contemporary glass splashpanel and stainless steel chimney hood over, waist-level oven and fridge and freezer. Ceiling spot light fitting and tiled floor.

Double Bedroom
Double bedroom with large double glazed window and walk-in wardrobe. Raised power points, TV and BT points.

Bathroom
White suite comprising; double length walk in shower with glazed screen, low level WC, vanity unit with inset wash basin, cupboard beneath and illuminated mirror above. Ladder radiator, tiled floor and extractor fan.

Lease Information
Lease 999 years from June 2018
Ground Rent: £425 per annum
Ground rent review date: June 2033



1 | 1 | Asking price £280,000

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.

Annual Service Charge: £3,046.28 for financial year ending 31/03/2027.

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

Additional Information & Services

- Ultrafast Full 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.

