



McCarthy & Stone  
RESALES



27 Cheswick Court Long Down Avenue, Bristol, BS16 1UJ  
Asking price £195,000 LEASEHOLD

For further details  
please call 0345 556 4104

# 27 Cheswick Court Long Down Avenue, Bristol, BS16 1UJ

Superb one bed retirement living apartment with BALCONY and in EXCELLENT ORDER offered at BELOW MARKET VALUE for a quick sale.

## INTRODUCTION

This super 1 bed apartment is priced well below market value for a quick sale and as such should be viewed at the earliest opportunity. Located on the third floor of the striking Cheswick Court the apartment enjoys a walk-out balcony with a pleasant and ever-changing outlook over the daily activity in 'The Square' below. The apartment is just a short walk from one of the two lifts serving all floors. This is a spacious apartment offered in excellent order offering a comfortable living room with French door to the balcony, there is an excellent kitchen complete with integrated appliances and a modern wet room with a level access shower.

Constructed in 2016 to a contemporary style by renowned multi-award winning McCarthy Stone, and occupying a very convenient position close to shops and bus routes, 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, these extend to among other things; fitness classes, coffee mornings, games and quiz nights, themed events and occasional organised trips. 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. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

Opposite the development is 'The Square' a small Plaza with a number of beneficial amenities including the bus route, 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.

## ENTRANCE HALL:

With a solid oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in utility cupboard with light, shelving, and housing the Gledhill boiler supplying hot water, 'Vent Axia' system and plumbing for automatic washing machine.

## LIVING ROOM:

A really comfortable room enhanced by the double-glazed French Door and side panel opening onto a good-sized balcony. A feature glazed panelled double door leads to the kitchen

## BALCONY:

Of a good size running the width of the property, generally South facing and with both an outlook over the rooftops of Bristol and to 'The Square' below, providing an interesting and changing street scene. Outside light.

## KITCHEN:

With a double-glazed window, excellent range of contemporary 'soft white high-gloss' wall and base units with contrasting laminate worktops and matching upstands and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a Bosch four-ringed hob with stainless steel chimney extractor hood over and modern glazed splashback, Bosch oven. Bosch dishwasher and concealed fridge and freezer. Ceiling spot light fitting, and tiled floor.

## BEDROOM:

A lovely bedroom with a double glazed window and a walk-in wardrobe with auto-light, ample hanging space and shelving.

## SHOWER ROOM:

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

## GENERAL:

There are lovely communal landscaped gardens on two sides. Car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list. In addition to the excellent underfloor heating 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.

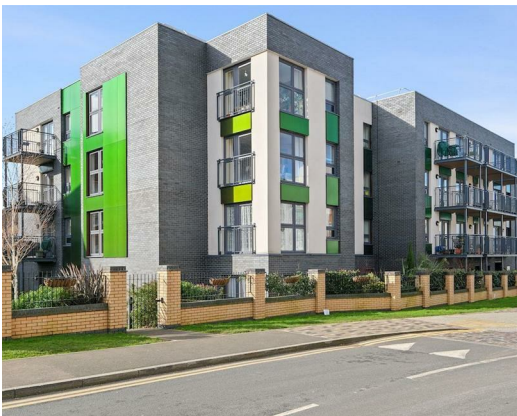




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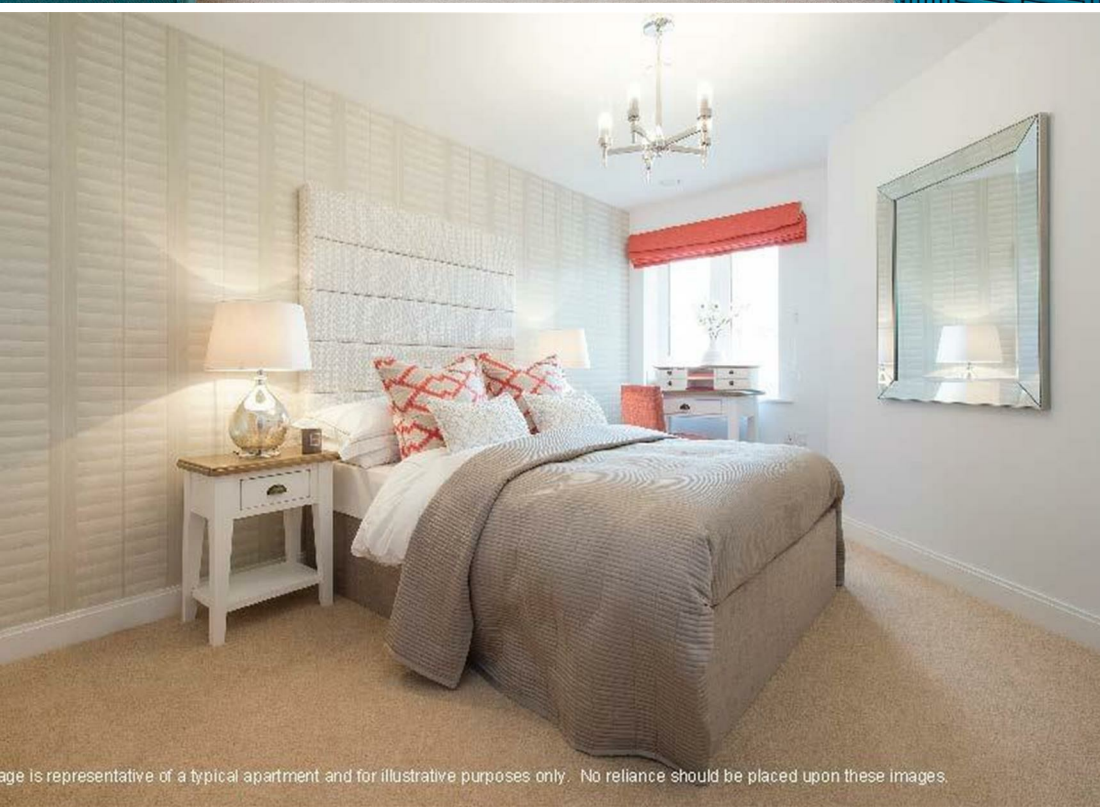
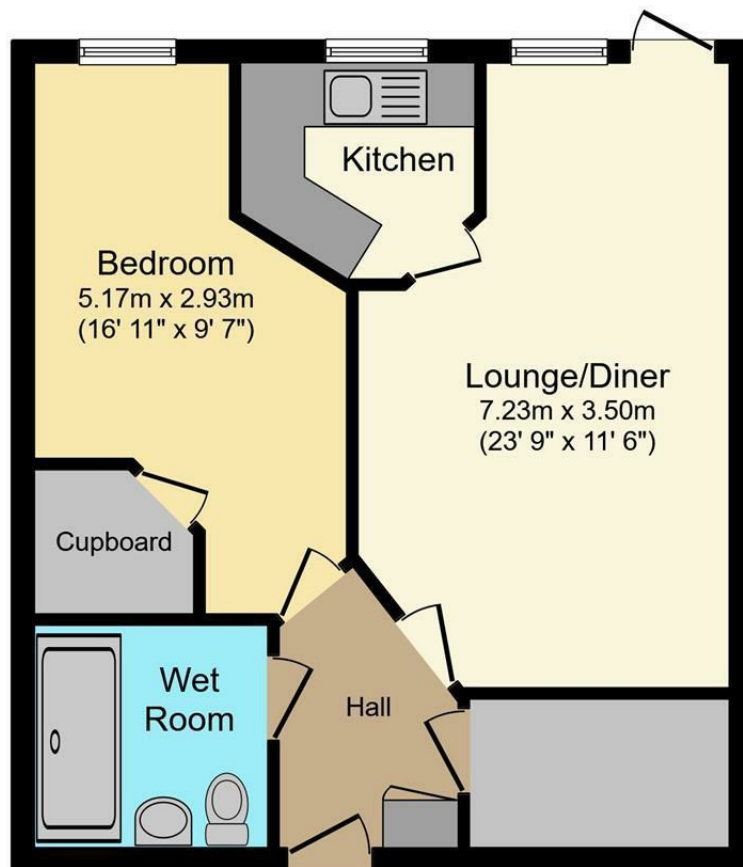


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### Floor Plan

Floor area 48.0 sq. m. (517 sq. ft.) approx

Total floor area 48.0 sq. m. (517 sq. ft.) approx

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	8
(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	

There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

### The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

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Please contact us if you require a larger print version

For further details, please call 0345 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)

McCarthy & Stone Resales Limited | 0345 556 4104 | [www.mccarthyandstoneresales.co.uk](http://www.mccarthyandstoneresales.co.uk)

Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ

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