

# PRICE REDUCTION



McCarthy & Stone  
RESALES



19 Cheswick Court Long Down Avenue, Bristol, BS16 1UJ  
Offers in excess of £260,000 Leasehold

For further details  
please call 0345 556 4104



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

A stunning two bedroom second floor retirement apartment with a LARGE PRIVATE BALCONY. Situated in a very convenient position close to shops and bus routes.

## Cheswick Court

This beautiful apartment is located on the 2nd floor within access of one of the two lifts serving all floors and the superb facilities of Cheswick Court. A welcoming living room leads to a covered balcony with a fantastic panoramic view over the rooftops of North Bristol. It is also an incredibly bright and airy apartment courtesy of the dual aspect. There is a well fitted kitchen complete with integrated appliances, A roomy master bedroom has an en-suite wet room, there is a good size second bedroom and a modern shower room.

Constructed in 2016 to a contemporary style by multiple award-winning retirement home specialists McCarthy and 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 the day-to-day support of 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 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 of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at cheswick court; there are always plenty of regular activities to choose from including; fitness classes, coffee mornings, games and quiz nights, themed events and occasional organised trips to the theatre, coast and country. 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. The property enjoys excellent communal facilities including a super homeowners lounge, scooter store and very pleasant landscaped gardens.

## 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, shallow cupboard with meters, separate walk-in utility cupboard with light, shelving, automatic washer/dryer, Gledhill boiler supplying domestic hot water and concealed Vent Axia system.

## Sitting Room

A bright and welcoming room with a double-glazed French door and side panel opening onto a lovely balcony. Ceiling light fittings. Power sockets. Door to kitchen.

## Balcony

A pleasant covered balcony, providing the perfect spot for well earned R & R and enjoying wonderful panoramic views over the rooftops of Bristol

## Kitchen

With a double-glazed window, excellent range of contemporary soft-cream gloss units with contrasting laminate worktops and matching up-stands and incorporating a stainless steel inset sink unit. Integrated appliances include; a Bosch four-ringed hob with stainless steel chimney extractor hood over and modern glass splash-panel, Bosch waist-level oven, fridge and freezer. Ceiling spot light fitting, and tiled floor. Space for a dishwasher.

## Master Bedroom

A lovely well-proportioned double bedroom. with a large double glazed window overlooking the Square, large walk-in wardrobe with auto-light, hanging rails and shelving and door to ensuite Wet Room.

## En-Suite Wet Room

Modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and mirror with integrated light over, walk-in level access shower with both raindrop and traditional shower attachments. Extensively tiled walls, fully tiled floor, emergency pull cord, electrically heated towel rail/radiator, ceiling spot light fitting.

## Second Bedroom

A further double bedroom with a double-glazed window.

## Shower Room/WC

Modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboards and mirror with integrated light over, and separate shower enclosure with a glazed surround, extensively tiled walls, fully tiled floor, emergency pull cord, electrically heated towel rail/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. 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 principle rooms.

## Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

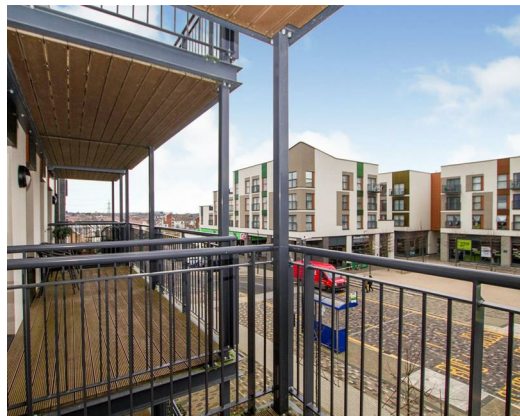
The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

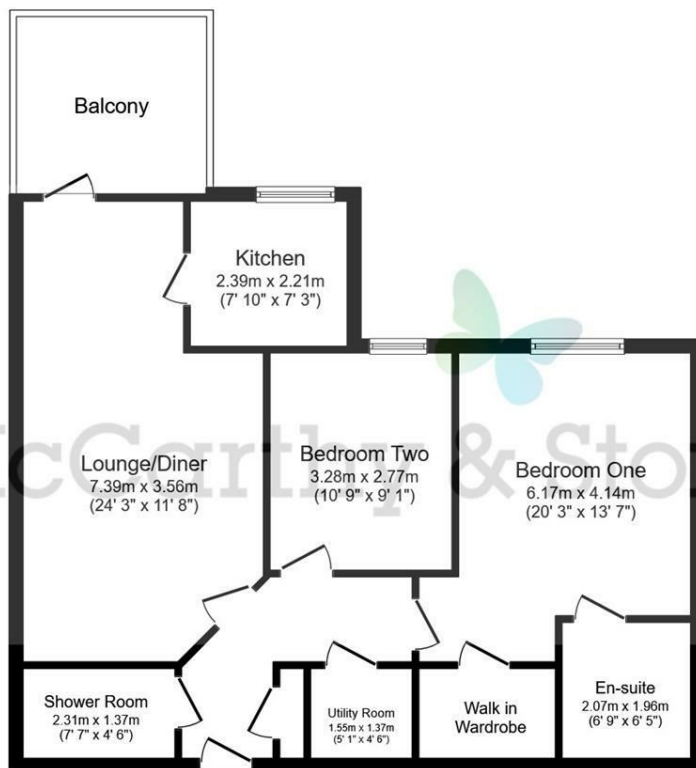
## Ground Rent

Annual fee- £495

## Lease Length

999 years from 1st June 2016.





**Floor Plan**

Total floor area 74.0 sq. m. (797 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). Plan produced for McCarthy & Stone. Powered by [www.focalagent.com](http://www.focalagent.com)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	90	90	(92 plus) A	87	87
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

**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: Fourth Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ  
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