

PRICE REDUCTION



McCarthy & Stone
RESALES



21 Hamilton House Charlton Boulevard, Bristol, BS34 5QY
Asking price £229,950 LEASEHOLD

For further details
please call 0345 556 4104

21 Hamilton House Charlton Boulevard, Bristol, BS34 5QY

A well presented two bedroom first floor retirement apartment. French door and glazed side-panel opening onto the BALCONY. Great location close to amenities and a poplar retail and leisure area.

INTRODUCTION

Representing the very first Resale apartment in this excellent Hamilton House Development. Situated on the first floor and with an elevate aspect and a pleasant outlook from the super balcony, the apartment is especially 'homely' with a spacious living room having a French door to the balcony. There is a quality kitchen with comprehensive range of integrated appliances. Master bedroom having en-suite facilities, a second good sized bedroom and a further shower room.

Charlton Hayes is a new and vibrant urban suburb, just six miles north of Bristol city centre. Constructed by multi ward-winning home builders McCarthy & Stone the 'Retirement Living' development provides 19 one bedroom and 22 two bedroom apartments exclusively for those over 60. All 41 apartments have been designed in an elegant, contemporary style with a 24 hour emergency call system, fire detection equipment and a camera entry system that connects to a standard TV. Residents will be able to enjoy the landscaped grounds, herb garden and boules court, as well as an exclusive, well-equipped homeowners' lounge, private gym and well-being suite. There is also a large car park with permits available for £250 per year. If you have limited mobility, the entire development is easily accessible by wheelchair and there will also be a mobility scooter store on site. There is an excellent guest suite available for visiting family and friends for which a modest nightly rate is applicable.

This is a vibrant and welcoming community and it will be easy to make new friends and to lead a busy and fulfilled life at Hamilton House; there are always a variety of regular activities to choose from including; coffee mornings, film nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

There are fantastic local amenities within an easy distance - a doctor's surgery is just 1km away, dentist under a 1km and bank 600m. The bus stop is 600m down the street with regular services running to central Bristol, Bath, Thornbury and Chepstow. For longer journeys, the train station is 2km away. Cribbs Causeway, Bristol's premier out-of-town shopping and leisure area is under 2.5km away with 'The Mall' hosting many recognised retailers under one roof and with restaurants, bars, cinema, superstores and other major retail outlets all

close by.

It is a condition of purchase that residents must meet the age requirement of 55 years of age or over.

HALLWAY:

A good-sized hall with space for typical hall furniture and having 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, walk-in utility cupboard with light, shelving, Gledhill boiler supplying hot water, 'Vent Axia' heat exchange unit and automatic washer/dryer. Feature glazed panelled door to Living Room.

LIVING ROOM

A pleasant homely room with a French door and glazed side-panel opening onto the balcony. There is a focal point fireplace with inset electric fire. A feature glazed panelled door leads to the kitchen.

BALCONY:

Providing access to that all-important outdoor space with a glazed balustrade, outside light and enjoying an extremely pleasant elevated aspect and providing an opportunity to watch the world go by on the street below..

KITCHEN:

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

MASTER BEDROOM:

An excellent double bedroom with full-height double glazed window allowing an influx of light. Walk-in wardrobe with auto-light, hanging rails and shelving. Door to the En-Suite facilities.

EN-SUITE:

Modern white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light above, easy-access step-in shower with a glazed screen. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

SECOND BEDROOM:

Another double bedroom with a double-glazed window.

SECOND SHOWER ROOM:

Modern white suite comprising; a back-to-the wall WC with concealed cistern, vanity wash-basin with cupboard unit below and work surface over, mirror with integral light, shower cubicle with a glazed screen. Heated ladder radiator, emergency pull cord, ceiling spot lights, extensively tiled walls and floor.

Parking Permit Scheme (subject to availability)

Parking is by allocated space subject to availability. The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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

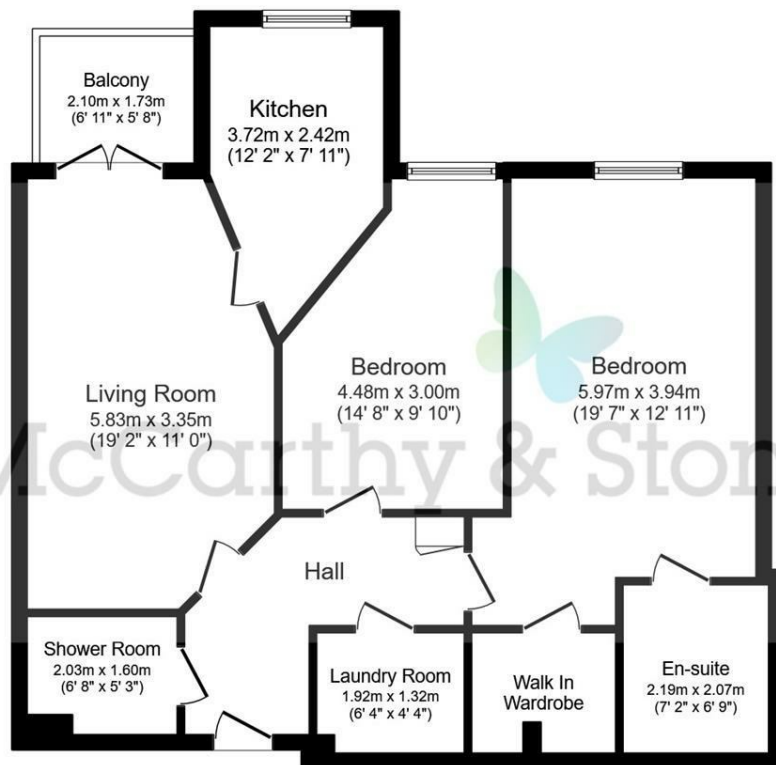
The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Ground Rent

Annual fee - £495







Ground Floor

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



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

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

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 Registered in England and Wales No. 10716544

