



McCarthy & Stone
RESALES



8 Cheswick Court Long Down Avenue, Bristol, BS16 1UJ
Asking price £249,000 LEASEHOLD

For further details
please call 0345 556 4104

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A superbly maintained one bedroom second floor retirement apartment with a LARGE BALCONY overlooking the communal grounds

Cheswick Court

Constructed in 2016 to a contemporary style by renowned 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 our house manager who oversee's 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 include; fitness classes, coffee mornings, games and quiz nights, themed events and occasional organised trips to the Theatre, coast and country. 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 are shops

and bus routes adjacent to the development. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

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. There is space for a small dining table and chairs in front of the patio door. Door leads to the kitchen.

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 double bedroom with a double glazed window and a walk-in wardrobe with auto-light, ample hanging space and shelving. The current owners have utilised the space in front of the window to fashion a small office area.

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 Information

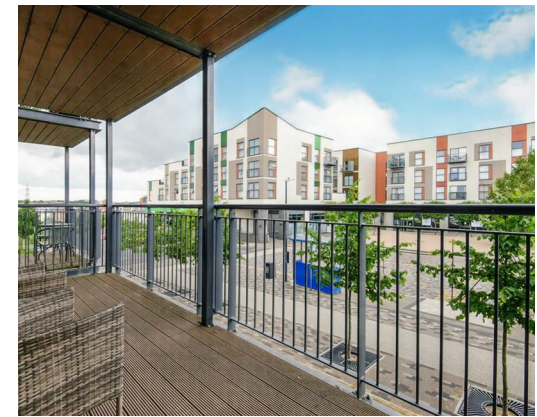
There are lovely communal landscaped gardens on two sides. Car parking is available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list. In addition to the excellent underfloor heating there is an economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principal rooms.

Ground Rent

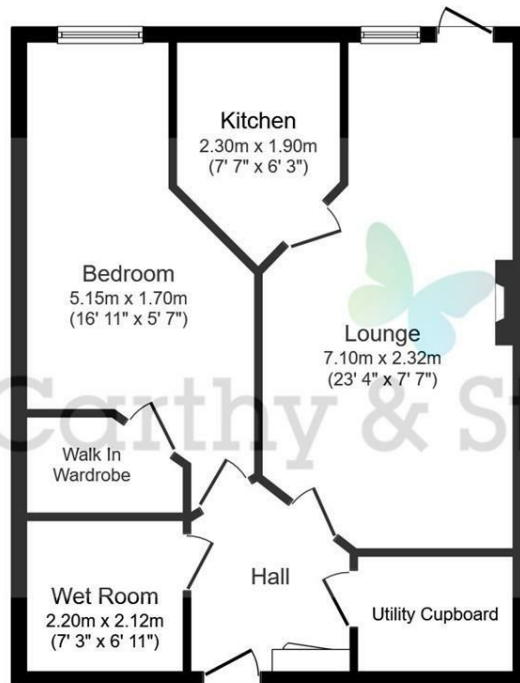
Annual fee - £425

Lease Length

999 years from the 1st June 2016







Floor Plan

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		90	90
(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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