



**McCarthy & Stone**  
**RESALES**



**5 Brook Court Savages Wood Road, Bristol, BS32 9AA**  
**Asking price £235,000 LEASEHOLD**

**For further details**  
**please call 0345 556 4104**

# 5 Brook Court Savages Wood Road, Bristol, BS32 9AA

A bright and spacious two bedroom retirement apartment. Triple-glazed French door leading out onto a BALCONY

## Brook Court

this very spacious two bed apartment is very conveniently positioned on the ground floor and within easy access to all the superb facilities of the Brook Court. A lovely living room opens onto a patio area. There is a well fitted kitchen complete with integrated appliances, master bedroom with en-suite facilities, further double bedroom and a second bathroom. Effective underfloor heating frees up valuable wall space.

Constructed in 2012 by renowned retirement home specialists McCarthy and Stone, Brook Court is a popular development of private apartments in a prime location just a five minutes or so level walk from the extensive amenities of the Willow Brook Centre including a Tesco Extra store along with a myriad of other retailers, bars and restaurants. The Three Brooks Inn is a popular social spot for our Home Owners. Brook Court is a 'retirement living' development providing a lifestyle living opportunity for the over 60's and designed specifically for independent living with the peace-of-mind provided by the support of our excellent House Manager. Additionally, 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.

The development enjoys excellent communal facilities including a home owners lounge, laundry, scooter store and attractive landscaped gardens arranged in a courtyard fashion in the centre of 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. It's so easy to make new friends and to lead a busy and fulfilled life at Brook Court; there are always plenty of regular activities to choose from including; coffee mornings, games and quiz nights, pub lunches, themed events and occasional organised trips. 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.

## Entrance Hall

Of a good size with space for typical hall furniture and having a solid 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 store/airing cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water and the 'Vent Axia' heat exchange unit.

## Living Room

A bright and airy room with a triple-glazed French door with matching side-panel opening onto a small patio area and a principally west facing aspect. There is a focal point fireplace with inset electric fire.. A feature glazed panelled double door leading to the kitchen.

## Kitchen

Triple-glazed electronically controlled window. Excellent range of 'Maple effect' fitted units with contrasting laminate worktops and incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with stainless steel chimney extractor hood over, high level oven and concealed fridge and freezer. ceiling spot light fitting, extensively tiled splashbacks and tiled floor.

## Master Bedroom

Triple-glazed picture window, walk in wardrobe with light, hanging space and shelving, door to en-suite facilities

## En-Suite

Modern white suite comprising; WC, vanity wash-hand basin with storage cupboard below, mirror, light and shaver point over. Panelled bath with over-bath shower attachment, fully tiled walls and floor, heated towel rail, emergency pull cord.

## Second Bedroom

With a triple-glazed window.

## Shower Room

Modern white suite comprising; WC, pedestal wash-hand basin with mirror, light and shaver point over, separate walk-in shower

cubicle with thermostatically controlled shower attachment and glazed shower screen. Fully tiled walls and floor, heated towel rail, emergency pull cord.

## General

There are pleasant landscaped communal gardens arranged as a central courtyard. Domestic hot water and heating costs are included within the service charge. Car parking is limited and available with a yearly permit at a charge of around £250 per annum for which there may be a waiting list. However, the proximity to the excellent local facilities could see a car as an unnecessary requirement. There is also a local arrangement with the nearby Three Brooks Inn to park at their facility but this cannot be relied upon in the future.

## Service Charge (breakdown)

- Costs of underfloor heating within the apartments
- Cleaning of communal windows and external cleaning to apartment window
- 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.

## Lease and Ground Rent

125 years from the 1st June 2012. Ground rent £495 per annum.

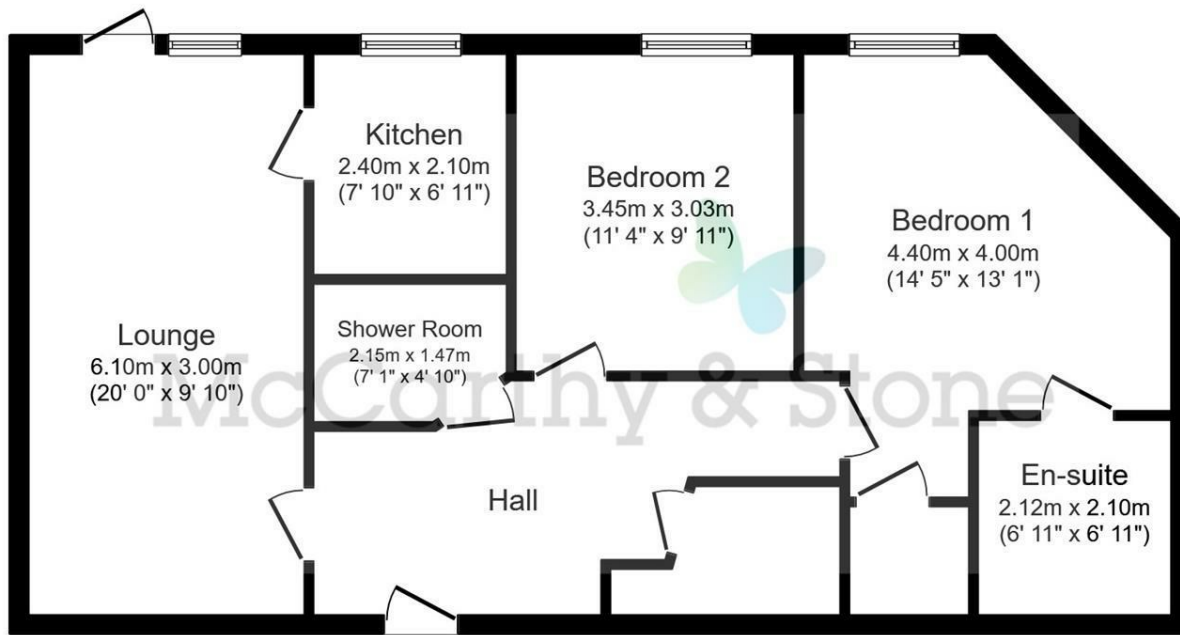
## Ground Rent











**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			
(81-91) B		80	80
(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](mailto:resales@mccarthyandstone.co.uk)

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