



McCarthy & Stone
RESALES



29 Cheswick Court Long Down Avenue, Bristol, BS16 1UJ
Asking price £240,000 LEASEHOLD

For further details
please call 0345 556 4104

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STUNNING one bed upper floor retirement living apartment with a bright DUAL-ASPECT providing a really pleasant STREET SCENE OUTLOOK

INTRODUCTION

A stunning, beautifully presented one-bed apartment occupying a prominent corner position on the third floor and benefiting from a bright dual-aspect with a pleasant and ever-changing outlook over the daily activity outside. The apartment is just a short walk from the two lifts serving all floors and the excellent facilities of this first-class development. The accommodation provides a comfortable living room with full-height dual aspect glazing and Juliette balcony, a sparkling kitchen complete with integrated appliances, a large comfortable bedroom with walk-in wardrobe, and a modern wet room incorporating a level access shower.

Constructed in 2016 to a striking 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. Others include; fitness classes, coffee mornings, games and quiz nights and themed events. 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. A gated entrance provides access to the car secure car park. 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 useful facilities including 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 washer/dryer. A feature glazed door leads to the living room.

LIVING ROOM:

A really lovely room enhanced by the extensive full-height dual-aspect double-glazing including a French Door and side panel opening onto a Juliette balcony allowing a flow of fresh air when needed and a wonderful place to sit and watch the world go by on the street below. There is a focal point fireplace and a feature glazed panelled double door leads to the kitchen

KITCHEN:

With a double-glazed window, A sparkling 'soft white

high-gloss' kitchen with ample wall and base units with contrasting laminate worktops, 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, 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, shelving and a shallow cupboard with meters.

WETROOM:

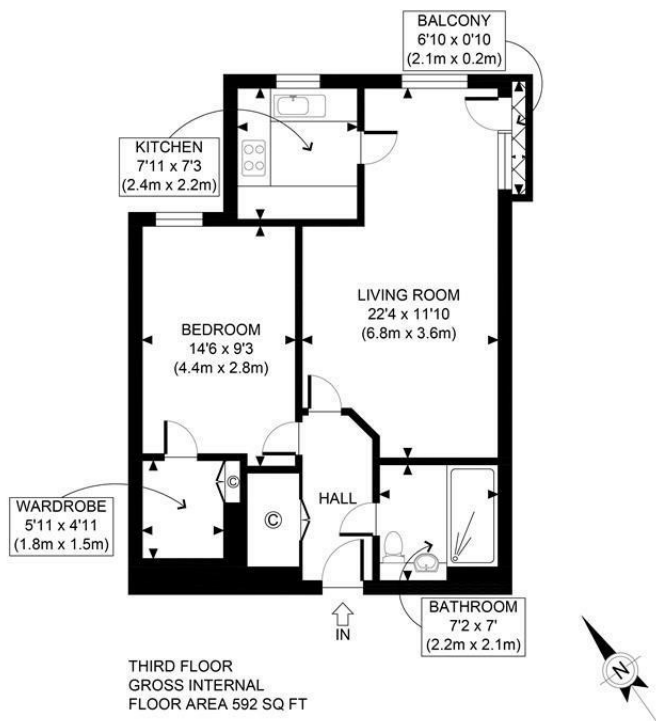
Sensible wetroom arrangement with a modern white suite comprising; back-to-the wall WC with concealed cistern, vanity wash-hand basin with under sink cupboard and mirror with integrated light positioned over, walk-in, level access shower with both 'raindrop' and traditional shower heads. Extensively 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. Gated car parking is available with a yearly permit charged at 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 principal rooms.







APPROX. GROSS INTERNAL FLOOR AREA 592 SQ FT / 55 SQM	Cheswick Court BS16
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 08/02/21
	photoplan



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