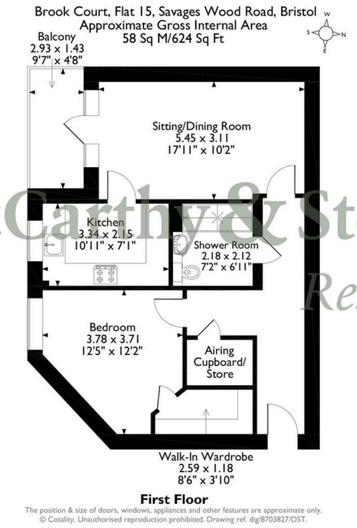
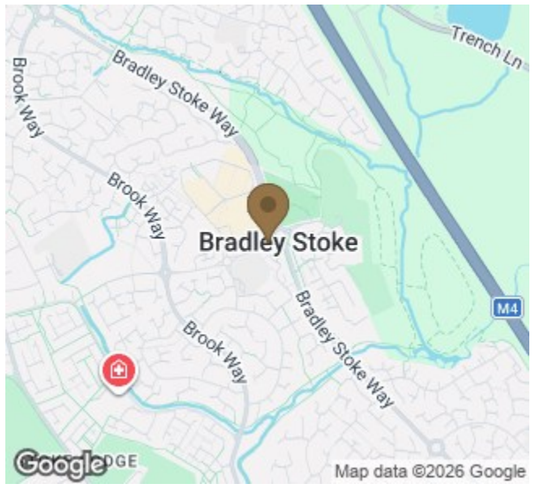
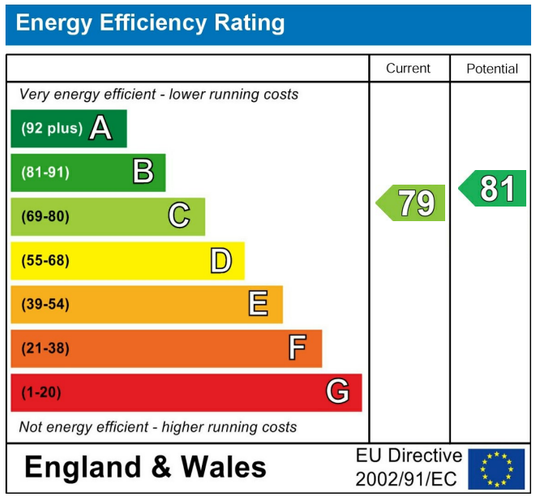
Excellent

Trustpilot

McCarthy & Stone
Resales.













15 Brook Court

Savages Wood Road, Bradley Stoke, Bristol, BS32 9AA

1 1 Council Tax Band: B

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 15 Brook Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £190,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- First Floor Apartment - Lift Access To All Floors
- South Facing, Walk Out Balcony Accessed From Living Room
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Large Walk In Wardrobe
- Bathroom With Walk In Shower
- Homeowners Lounge Where Social Events Take Place
- Guest Suite Available For Visiting Family & Friends
- 24 Hour Emergency Careline & Secure Entry System
- Landscaped Communal Gardens
- Underfloor Heating & Water Included Within Service Charge

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

15 Brook Court, Bristol

1 | 1 | Asking price £190,000

Brook Court
Constructed in 2012 by renowned retirement home specialists McCarthy & Stone, 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 a verbal link to the main development entrance.

The development enjoys excellent communal facilities including a homeowners lounge, laundry room, mobility 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 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.

The Local Area
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, Specsavers, Greggs and a Card Factory, along with a myriad of other retailers, bars and restaurants. The Three Brooks Inn is a popular social spot for our Homeowners.

Brook Court is situated close to the Parkway train station, along with being on a bus route and within 5 minutes of the M4/M5 intersection linking the South West, Wales, the North and London.

No.15
Situated on the first floor of this popular McCarthy Stone development, this well-positioned apartment enjoys a South-facing aspect and pleasant views overlooking the entrance to the development. Conveniently located close to the lift, the apartment is easily accessible and offers comfortable and well-planned accommodation.

The property features a bright and welcoming living room, with glazed doors providing direct access onto the private balcony – an ideal spot to enjoy the sunshine and take in the surroundings. The well-equipped kitchen is conveniently positioned off the living room.

The double bedroom benefits from a useful walk-in wardrobe, providing excellent storage space, while the bathroom is fitted with a modern walk-in shower for ease of access.

With its desirable South-facing aspect, private balcony, generous bedroom storage and convenient position close to the lift, 15 Brook Court offers a comfortable and conveniently positioned home in a welcoming development and vibrant community. This apartment is ideal for those seeking a blend of comfort and accessibility. With local amenities and transport links nearby, you will find everything you need within easy reach.

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.

Social Lifestyle
The Communal Lounge is at the heart of the community at Brook Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
Brook Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. All the communal grounds are fully maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

Additional Information & Services
- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates
- Underfloor heating within the apartments

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

The annual service charge: £3,434.49 for financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.

Lease and Ground Rent
125 years from the 1st June 2012.
Ground rent £425 per annum
Ground rent review: 1st June 2027

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.

- Part Exchange service to help you move without the hassle of having to sell your own home.

- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.













