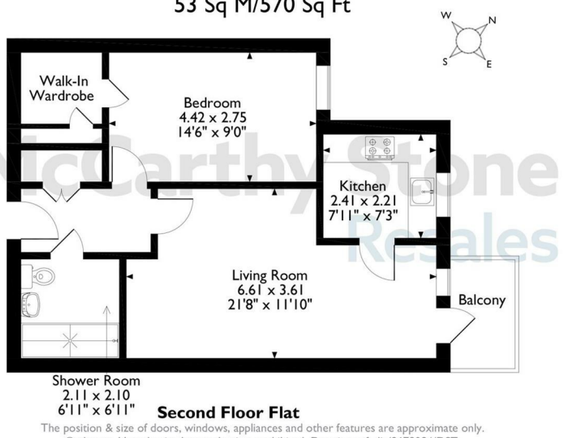
Excellent

Trustpilot

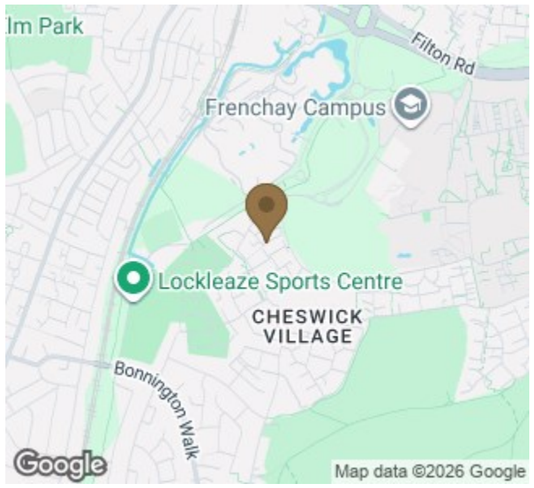
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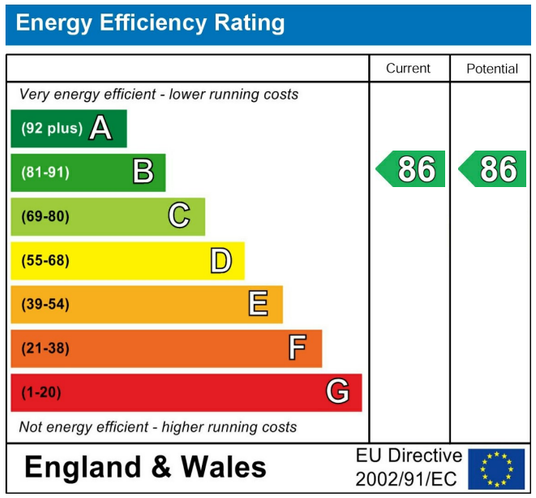
Cheswick Court, Flat 26, Long Down Avenue, Bristol
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



Second Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Registered in England and Wales No. 10716544

The Property Ombudsman







26 Cheswick Court

Long Down Avenue, Cheswick Village,
Bristol, BS16 1UJ

1 1 Council Tax Band: C

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 26 Cheswick Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £220,000
Leasehold

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

Why you'll love living here:

- Top Floor Apartment - Lift Access To All Floors
- Walk Out Balcony
- Modern Kitchen With Integrated Appliances
- Modern Shower Room With Walk In Shower
- Homeowners Lounge Where Social Events Take Place
- Landscaped Communal Gardens
- 24/7 Careline & Secure Entry System
- House Manager Oversees The Smooth Running Of The Development
- Guest Suite Available For Family & Friends
- Conveniently Located For Shops & Restaurants

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

26 Cheswick Court, Bristol

1 | 1 | Asking price £220,000

Cheswick Court
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 per night applies.
In addition to the excellent underfloor heating in the apartments, 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.

The Local Area
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. 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.

26 Cheswick Court
This beautifully presented one-bedroom apartment is situated on the top floor of this attractive development, enjoying a convenient position just a short stroll from the two lifts serving all floors, as well as the development's excellent facilities.

The well-proportioned accommodation comprises a spacious living room, which opens onto a delightful north/east-facing walk-out balcony, providing a lovely spot to sit and relax. The modern, well-equipped kitchen comes complete with integrated appliances, while the generous double bedroom benefits from a useful walk-in wardrobe. A contemporary bathroom incorporates a level access shower, and a separate airing cupboard/store, accessed from the entrance hall, provides valuable additional storage.

Parking
Gated car parking is available with a yearly permit charged at around £250 per annum (subject to availability)

Additional Information & Services
• Superfast Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Cheswick 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
One of the main social hubs of Cheswick Court is the large patio area in the communal garden. This space is enjoyed by many of the homeowners throughout the year. Best of all, Your McCarthy Stone take care of all the maintenance, leaving you free to relax and enjoy the beautiful gardens blossom and bloom throughout the seasons.

"The gardens are beautiful all year round and there are plenty of opportunities to spend time together with other neighbours, if you want the interaction." – McCarthy Stone Homeowner

Lifestyle Services
Lifestyle Services at Cheswick Court are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

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.

Lease
Lease - 125 Years from June 2016
Ground rent: £425 per annum
Ground rent review: June 2031

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

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.

Service Charge: £2,952.80 per annum (for financial year ending 30/06/2027).

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





