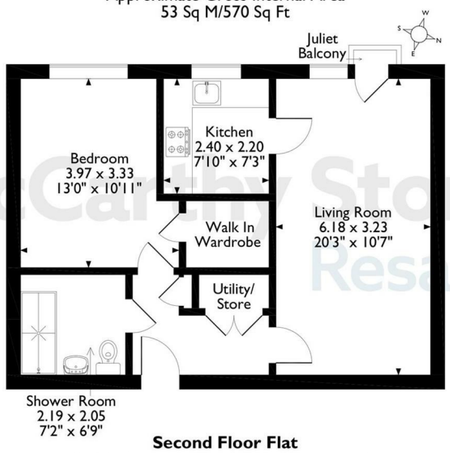
Excellent

Trustpilot

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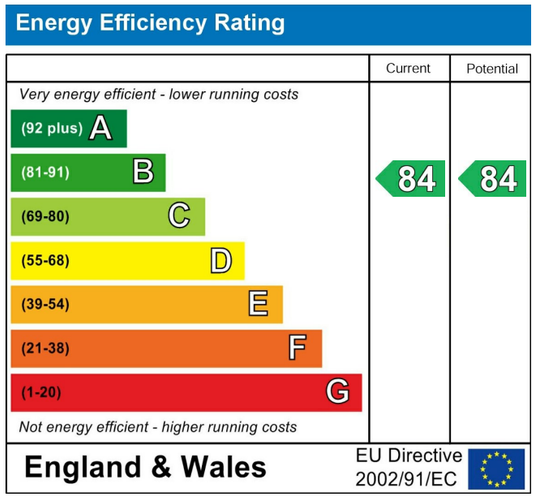
32 Hamilton House, Charlton Boulevard, Patchway, Bristol
Approximate Gross Internal Area
53 Sq M/570 Sq Ft



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







32 Hamilton House

Charlton Boulevard, Patchway, Bristol, BS34 5QY

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 32 Hamilton House could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £175,000
Leasehold

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

Why you'll love living here:

- Second Floor Apartment (With No Apartment Directly Above) - Lift Access To All Floors
- Modern, Well Equipped Kitchen With Integrated Appliances
- South West Facing Juliet Balcony
- Double Bedroom With Walk In Wardrobe
- Homeowners Lounge and Gym
- Landscaped Communal Gardens
- House Manager Oversees The Running Of The Development
- 24/7 Careline & Secure Entry System For Peace Of Mind
- Guest Suite Available For Visiting Friends & Family
- Gated Permit Parking (Subject To Availability)

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

32 Hamilton House, Bristol

1 | 1 | Asking price £175,000

Hamilton House
Charlton Hayes is a vibrant urban suburb, just six miles north of Bristol city centre. Constructed by multi ward-winning home builders McCarthy Stone this 'Retirement Living' development provides 19 one bedroom and 22 two bedroom apartments exclusively for those over 60.

All 41 apartments have been designed in an elegant, contemporary style with a 24 hour emergency call system, fire detection equipment and a camera entry system that connects to a standard TV. Homeowners can enjoy the landscaped grounds, herb garden and boules court, as well as an exclusive, well-equipped homeowners' lounge and private gym. There is also a large car park with permits available for £250 per year (subject to availability)

If you have limited mobility, the entire development is easily accessible by wheelchair and there is also a mobility scooter store on site. There is an excellent guest suite available for visiting family and friends for which a modest nightly rate is applicable.

This is a vibrant and welcoming community and it will be easy to make new friends and to lead a busy and fulfilled life at Hamilton House. There are always a variety of regular activities to choose from including coffee mornings, film nights and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can of course remain as private or involved as they wish.

The Local Area
There are fantastic local amenities within an easy distance - a doctor's surgery is just 1km away, dentist under a 1km and bank 600m. The bus stop is 600m down the street with regular services running to central Bristol, Bath, Thornbury and Chepstow. For longer journeys, the train station is 2km away. Cribbs Causeway, Bristol's premier out-of-town shopping and leisure area, is under 2.5km away with 'The Mall' hosting many well-recognised retailers under one roof and with restaurants, bars, cinema, superstores and other major retail outlets all close by.

32 Hamilton House
Situated on the second floor and conveniently located close to the lift, this beautifully presented apartment enjoys a light and airy feel throughout. The entrance hall benefits from a useful airing cupboard/store, providing additional storage. The spacious, south-west facing living room provides a lovely setting to relax and unwind, with a Juliet balcony allowing plenty of natural light to flood the space. There is also the added benefit of having no apartment directly above. The modern, well-appointed kitchen is fitted with a range of integrated appliances, offering both style and practicality. The generous double bedroom features an impressive floor-to-ceiling window, creating a bright and inviting space, along with a useful walk-in wardrobe providing excellent storage. Completing the accommodation is a contemporary bathroom fitted with a double-width walk-in shower.

Parking
Car parking is available with a yearly permit at a charge of around £250 per annum (subject to availability).

Additional Information & Services
• Ultrafast Full Fibre Broadband not available at time of listing
• Mains water and electricity
• Electric room heating
• Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at Hamilton House 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.

In addition to the lounge, there is also a communal gym that is widely used.

Landscaped Gardens
One of the main social hubs of Hamilton House 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 Hamilton House 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.

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.

The service charge is £2,840.58 per annum (for financial year end 30/06/2027).

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

Lease Information
Ground Rent: £425 per annum
Ground Rent Review Date: June 2033
Lease Length: 999 years from June 2018













