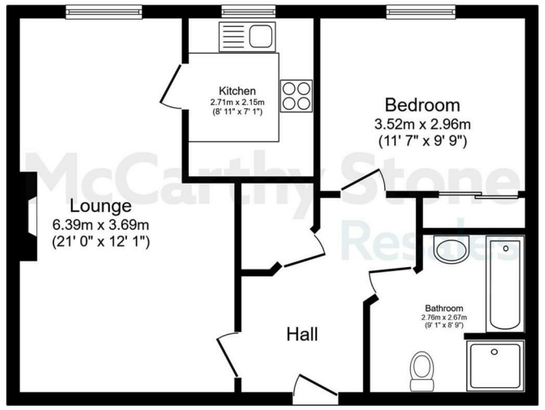
Excellent

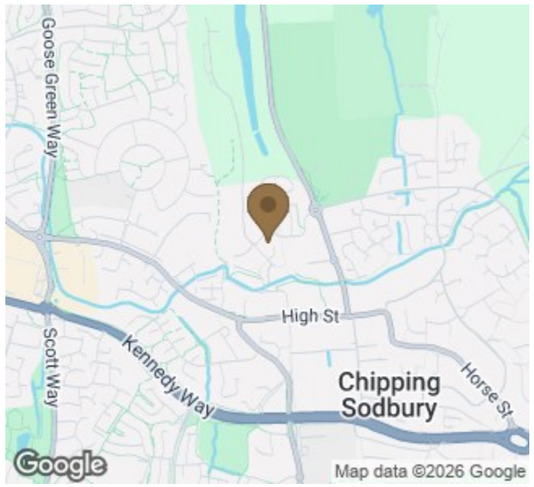
Trustpilot

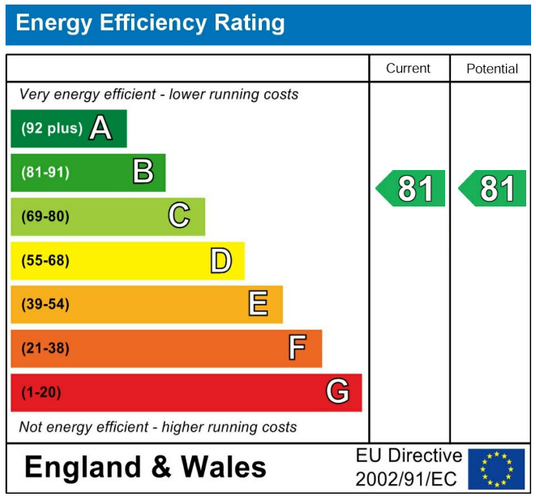
McCarthy & Stone
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Total floor area 55.3 sq.m. (596 sq.ft.) approx

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). Powered by www.focalagent.com

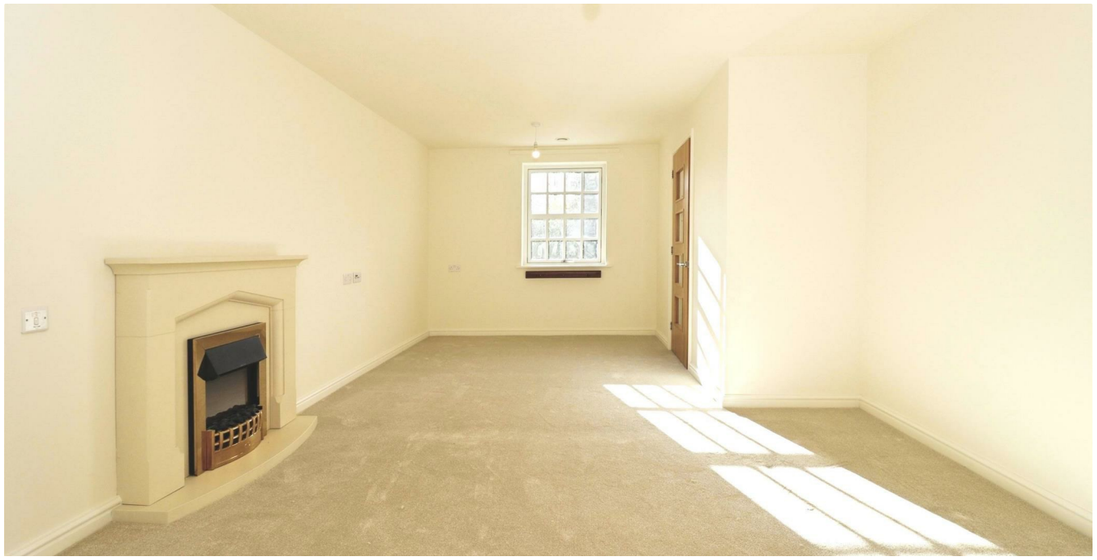




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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman







41 Barnhill Court

Barnhill Road, Bristol, BS37 6FG

1 1 Council Tax Band:

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 41 Barnhill 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:

- Vacant Possession
- First Floor One Bedroom Apartment
- Immaculately presented, redecorated throughout.
- Level floor access to Waitrose and Town
- Landscaped Gardens
- Estates Manager & 24-hour on-site staffing.
- 1 hours domestic assistance within your service charge.
- 24-hour emergency call systems
- Homeowners Lounge & Sun Room
- On-Site Restaurant

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

41 Barnhill Court, Bristol

1 | 1 | Asking price £220,000

Barnhill Court
This is a 'Retirement Living Plus' development providing private apartments specifically for those over 70 years of age and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent staff and Estate Manager who oversee the smooth running of the development.

Homeowners benefit from one hour of domestic assistance each week and there are extensive domestic and care packages available to suit individual needs and budgets. 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 boast's a host of facilities for the enjoyment of home owners not least of which is the beautiful communal lounge which is the hub of social activities, there is also a restaurant with a fantastic, varied daily table-service lunch. In addition, there are lifts serving all floors, mobility scooter store, laundry room and a lovely landscaped garden.

There is also the excellent guest suite widely used by visiting family and friends for which a small nightly charge applies. It's so easy to make new friends and to lead a busy and fulfilled life at Barnhill Court; there are always plenty of regular activities to enjoy. These may include; coffee mornings, art group, fitness classes, film night, games and quiz nights, seasonal and 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.

Local Area
Completed by award-winning developers McCarthy & Stone in 2015, Barnhill Court occupies an excellent position an easy 10-minute level walk to the thriving and historic Chipping Sodbury High Street with its origins dating back to the 12th Century. In addition a Waitrose Supermarket is very close by with easy pedestrian access.

Apartment Summary
ENJOY LUNCH ON US WHEN YOU VIEW BARNHILL COURT - BOOK NOW!

Discover comfortable, independent retirement living at Barnhill Court, a popular McCarthy Stone Retirement Living PLUS development in the heart of Chipping Sodbury. This immaculately presented, having just been redecorated and re-carpeted apartment offers a spacious living area, a modern fitted kitchen and a generous double bedroom, providing a comfortable and welcoming home in a safe and supportive environment. First-floor outlook over a quiet cul-de-sac with plenty of trees and greenery with Level-floor access to the buggy garage and exit to Waitrose and the town, as the building is on 2 levels. (Unusually, you get the benefit of both first-floor and ground- floor aspects.) Residents can enjoy an excellent range of facilities and services designed to make retirement living both enjoyable and convenient. The development benefits from an on-site bistro, beautifully landscaped gardens and the reassurance of 24-hour staffing. On-site care services are also available, offering additional support should it ever be needed. Barnhill Court provides the perfect balance of independence, community and peace of mind, allowing residents to enjoy their retirement while having help and support close at hand. An ideal opportunity for anyone looking to enjoy a relaxed, sociable and worry-free retirement lifestyle in the charming market town of Chipping Sodbury.

PART EXCHANGE AND ENTITLEMENTS ADVICE AVAILABLE

The Restaurant/Bistro
Serving everyday classics and tempting treats, the subsidised chef-run restaurant at Barnhill Court serve freshly prepared food all year round. Perfect for those days when you don't feel like cooking or when guests come to visit. Take a look at our sample menu to see the delicious meals on offer - all at incredibly low prices.

Social Lifestyle
The Communal Lounge is at the heart of the community at Barnhill Court and is where the majority of social gatherings take place. Regular activities 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.

To make life even more convenient for homeowners there are two local Hairdressers and a Foot Health Practitioner that visit DEVELOPMENT NAME on a regular basis and always happy to welcome new clients.

Landscaped Gardens
One of the main social hubs of Barnhill 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 our Barnhill Court development 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.

Care & Support
The personal care services available at Barnhill Court can help you do more of the things you love and enjoy peace of mind when you need a helping hand. You'll get to know the dedicated CQC registered care and support team who are onsite each day, led by our wonderful Estates Manager. They can assist with anything from changing your bed and doing your laundry, to escorting you to appointments and helping you get washed and dressed ready for the day. What's more, the services are flexible, so you can tailor your care package to suit your needs - just speak with the Estates Manager who will be happy to help organise a care package ready for when you move in.

Lease Information
Lease Length: 125 years from 1st Jan 2015
Ground Rent: £435pa
Ground rent review: 2030

Service Charge (RLP)
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior 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 Estate Manager.

Service Charge: £9,343.24 per annum (up to financial year end 30/09/2027

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

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.









