



BARNHILL COURT, BARNHILL ROAD, CHIPPING SODBURY, BRISTOL

£350,000 Leasehold

A fine opportunity to purchase an upper ground floor apartment in the ever popular retirement complex of Barnhill court, offered with no onward chain and with slightly more space than the average apartment, this well presented two bedroom home is not to be missed!

- Retirement Property
- Top Floor Apartment
- Immaculately Presented
- Two Double Bedroom Apartment
- Emergency Call System and Secure Entry System
- On Site 24 Hour Care and

Built in 2015, Barnhill Court is a desirable retirement complex for residents 70 or above with 24 hour care and amenities on the doorstep and all within walking distance to historical Chipping Sodbury high street and ever popular Waitrose supermarket. The complex provides independent living and everything you need in house including a laundry room, restaurant, communal lounge, beautiful landscaped communal gardens and lifts to all floors.

No.18 is a well presented apartment situated on the upper level consisting of two spacious double bedrooms with some integral wardrobe space, modern kitchen with fitted appliances, separate WC, a generous bathroom with easy access walk in shower unit, open plan living/dining space with additional study area and sought after balcony views.

On site care is fundamental at Barnhill Court with tailor made packages to suit individual needs and budgets, along with an emergency cord in every room and high end security systems in place to protect all residents. all apartments have a direct call system to the front desk for emergency use and a modern intercom system.

A retirement property with peace in mind; call today for your guided tour.

Council Tax Band: Band C

Tenure: Leasehold (116 years)

Ground Rent: £510 per year (reviewed every 6 years)

Service Charge: £11,842.15 per year

Entrance hall

An open front entrance hall fitted with a solid oak door, security intercom system, emergency pull cord and access to all rooms including a substantial cupboard housing the Gledhill boiler; supplying domestic hot water and concealed 'Vent Axia' heat exchange system.

WC

Separate WC with modern white suite and emergency pull cord.

Bathroom

A sizeable bathroom with a white contemporary suite, fitted with a panelled bath and separate walk-in, level access shower and sink basin with surround storage.

Bedroom 1

A double bedroom with built in walk in wardrobe with sensor activated light.

Bedroom 2

A further double bedroom currently used as a sitting room by the current occupant with neutral decor and ample space.

Kitchen

A modern kitchen with ample base and eye level units with a 'shaker style' appearance, indesit hob, stainless steel sink, extractor fan and integral appliances.

Lounge/diner

An open lounge/diner with a neutral decor throughout, integral cupboard and access to the additional study space and balcony seating area.

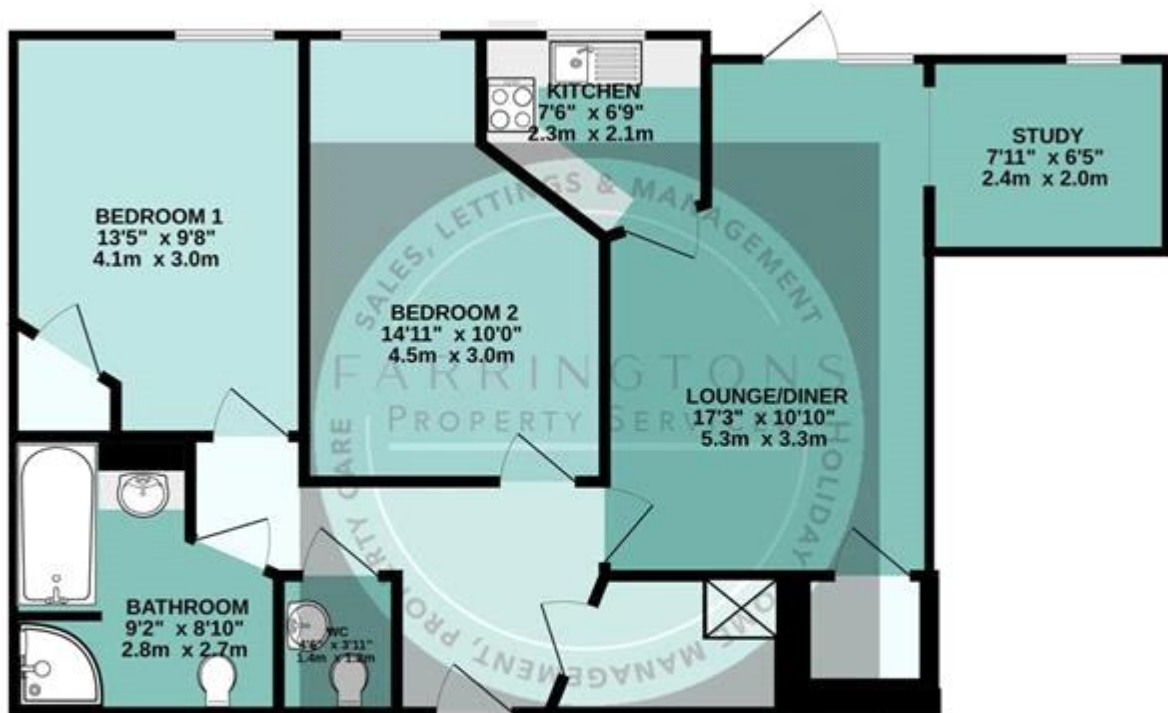
Study

A handy rarely added additional room situated off the lounge/diner, with neutral decor and ample space perfect for a dining room or study area.




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GROUND FLOOR 723 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 723 sq.ft. (67.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(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	
		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



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