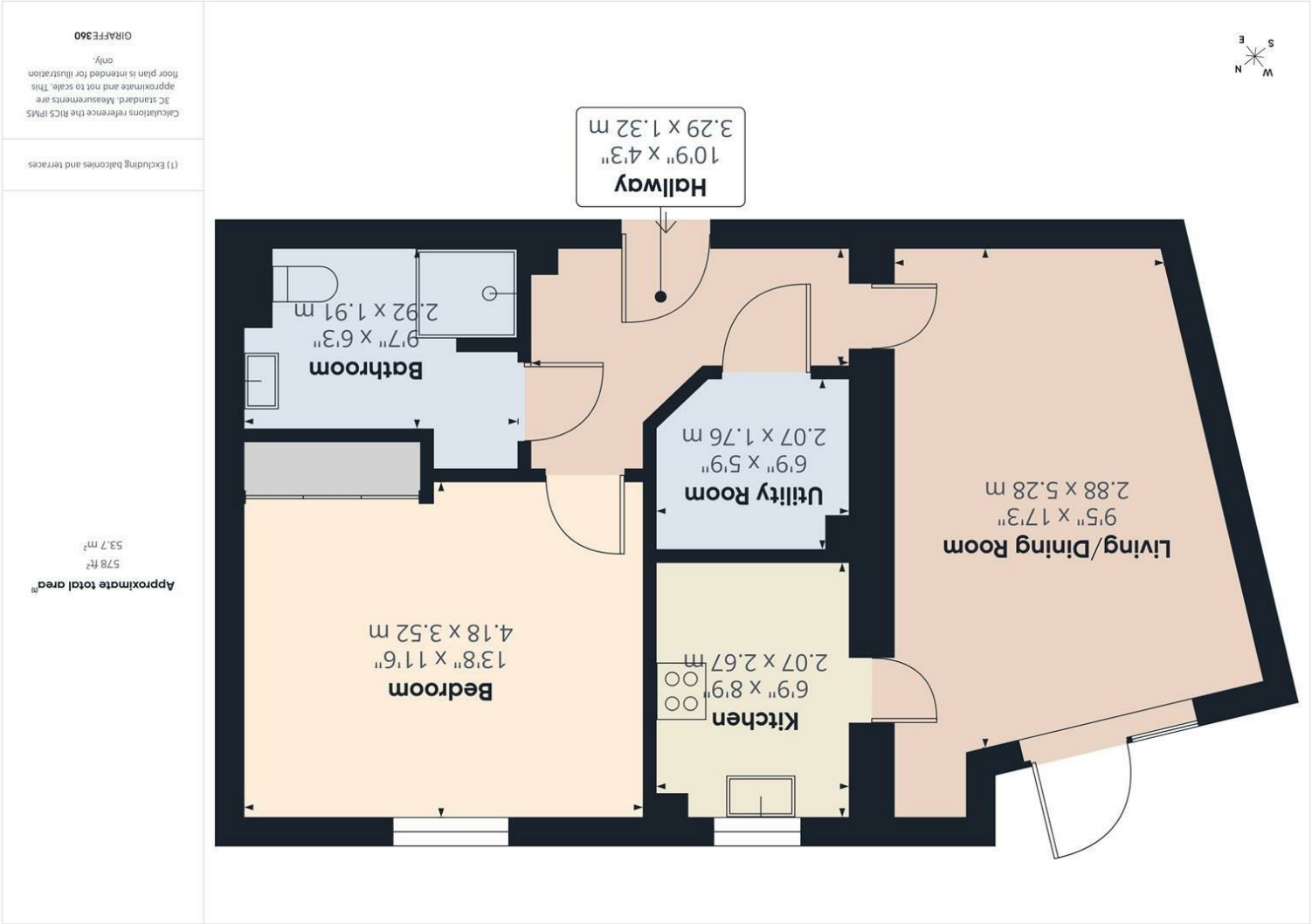




- Ground floor retirement apartment
- Living/Dining Room
- Bedroom
- Bathroom
- Utility cupboard
- Electric heating
- On site facilities
- Communal gardens
- Age criteria 70 plus



Hallway
Living/Dining Room
Kitchen
Utility Room
Bedroom
Bathroom

17'3" x 9'5" (5.28 x 2.88)
8'9" x 6'9" (2.67 x 2.07)
6'9" x 5'9" (2.07 x 1.76)
13'8" x 11'6" (4.18 x 3.52)
9'6" x 6'3" (2.92 x 1.91)

Lease - 999 years from 1st June 2018

Management charges - £10,613.47 paid yearly

Ground rent £435 paid yearly

1 Magpie Court High Street, Hanham, Bristol, BS15 3FS
£250,000 Leasehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

PROPERTY TYPE Retirement Property

BEDROOMS 1

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING B

COUNCIL TAX BAND C



An extremely well presented and deceptively spacious ground floor retirement apartment built approximately six years ago by McCarthy and Stone with accommodation comprising spacious entrance hall, lounge/dining room, kitchen, bedroom and modern fitted shower room.

On site facilities include lifts to all floors, communal lounge, function room, two laundry rooms, hair salon and massage suite, mobility scooter room, refuse room, communal gardens and access to a mobile hairdresser. Age criteria is 70 plus.



the location

Situated a short walk to Hanham High Street with a range of facilities including shops and local amenities and good transport links in to the City Centre. Bristol 3.3 miles Bath 9.1 miles



There are a wide range of facilities on site to suit many everyday needs.



just a thought...

If your plan is to settle down and relax after retirement, then this quiet and hidden gem of Hanham could be perfect for you.