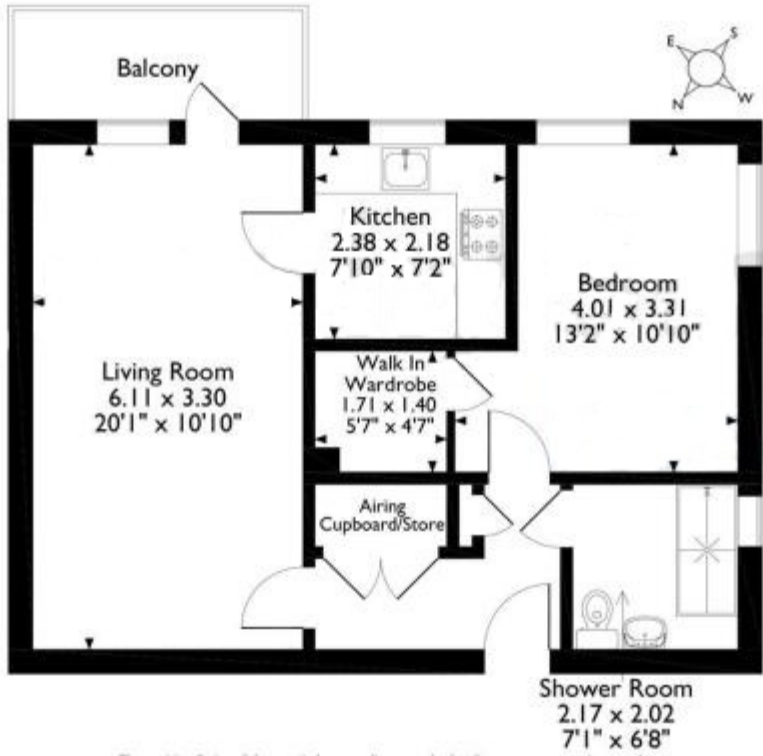




Bucklands, Flat 26, 6, Stock Way South, Bristol  
Approximate Gross Internal Area  
53 Sq M/570 Sq Ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





Located on the top floor and boasting an open South facing balcony, Apartment 26 is an immaculate example of independent retirement living for those aged 60 and over. Built in 2018 by award winning McCarthy Stone, Bucklands is perfectly located for access to the town centre with its selection of supermarkets, independent shops, coffee bars and restaurants, as well as public transport links and health care professionals. Located on the second floor and accessed via lift or stairs, the well presented accommodation briefly comprises; Entrance Hall with large Storage/Utility Cupboard, spacious Living Room with access to the Balcony, Kitchen with integrated appliances, double Bedroom with superb walk in wardrobe and a well appointed Shower Room. The stylish and well maintained Communal Areas include; a delightful Homeowners Lounge, a Library/Seating Area, a Guest Suite and charming, well maintained Communal Gardens. No.26 has an allocated parking space and is offered for sale with no onward chain.



ROOM DESCRIPTIONS

**Entrance & Owners Lounge**  
Entered via secure door entry system. A delightful Owners Lounge which is tastefully presented and provides a meeting place with tea and coffee making facilities. There are regular coffee mornings, games meetings and movie evenings for those who wish to participate. Lift and stairs to all floors.

**Apartment 26**

**Entrance Hall**  
Large storage cupboard housing hot water tank and built in washing machine/dryer. Doors to Living Room, Bedroom and Bathroom.

**Living Room**  
20' 1" x 10' 10" (6.12m x 3.30m)  
Feature fireplace with inset electric fire. Electric panel radiator. UPVC double glazed French doors with shutters opening on to Balcony. Door to Kitchen.

**Balcony**  
South facing with an outlook over the landscaped communal gardens and space for a small table and chairs. A lovely place to sit out and relax.

**Kitchen**  
7' 10" x 7' 2" (2.39m x 2.18m)  
Fitted with a range of wall and base units with square edge work surfaces and upstands over. Inset stainless steel sink and drainer with mixer tap. Built in waist height electric oven and hob with extractor over and integrated fridge/freezer. Tiled floor and UPVC double glazed window to South aspect.

**Bedroom**  
13' 2" x 10' 10" (4.01m x 3.30m)  
A glorious dual aspect room with UPVC double glazed windows to the South and West aspects. Electric panel radiator and door to walk in wardrobe.

**Walk In Wardrobe**  
5' 7" x 4' 7" (1.70m x 1.40m)  
Hanging rails and shelving. Automatic lighting feature and sockets.

**Shower Room**  
Tiled and fitted with a white suite comprising; large walk in shower with low profile base plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, illuminated mirror, tiled floor and extractor. UPVC double window to side.

**Landscaped Communal Gardens**  
Beautifully maintained gardens to all sides with pathways and seating areas.

**Ground Rent & Service Charges**  
Ground Rent: £425.00 per annum  
Service Charge: £2,977.05 which 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

**Allocated Parking**

**Tenure & Council Tax Bands**  
Tenure: Leasehold - Balance of 999 years from June 2018  
Council Tax Band: D

