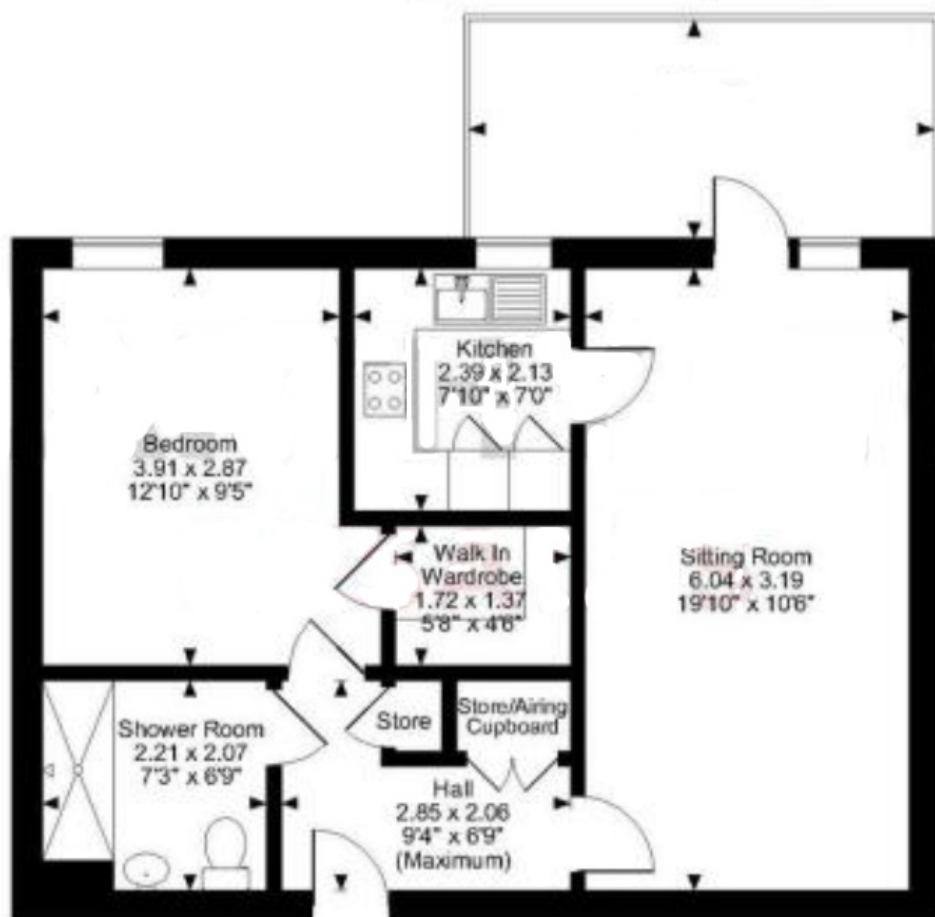
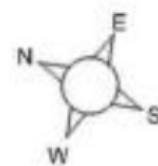




Bucklands, Stock Way South, Bristol,
Approximate Gross Internal Area
564 Sq Ft/52 Sq M
Balcony external area = 106 Sq Ft/10 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	88
(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		



No.7 is a beautifully presented West facing apartment located on the ground floor of the this highly regarded retirement complex built by McCarthy & Stone. The accommodation briefly comprises; Entrance Hall with Large Storage/Utility Cupboard, Spacious Living Room with door opening on to patio, fitted Kitchen with 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. Offered for sale with no onward chain.



ROOM DESCRIPTIONS

Communal Entrance

Reception Hall & Owners Kitchen
Entered via secure door entry system. A superbly equipped Kitchen and seating area with tea and coffee making facilities.

Owners Lounge
A delightful, well appointed room which is tastefully presented and provides an ideal meeting place. Regular coffee mornings, games meetings and movie evenings are held here for those wishing to participate. Lift and stairs to all floors.

Apartment 7

Entrance Hall
Wall mounted door entry phone. Large utility cupboard housing hot water tank and washing machine. Further storage cupboard. Doors to Living Room, Bedroom and Shower Room.

Living Room
20' 0" x 10' 7" (6.10m x 3.23m)
Wall mounted electric panel heater. UPVC double glazed full height window and door opening on to patio. Door to Kitchen.

Bedroom 1
12' 0" x 11' 9" (3.66m x 3.58m)
Electric panel radiator. UPVC double glazed window. Walk in wardrobe.

Kitchen
7' 3" x 5' 11" (2.21m x 1.80m)
Fitted with a contemporary range of wall and base units with complimentary square edge work surfaces and upstands. Inset stainless steel sink and drainer with mixer tap. Built in electric oven, hob and extractor and integral fridge/freezer. Tiled floor and UPVC double glazed window to rear.

Walk In Wardrobe
5' 8" x 4' 5" (1.73m x 1.35m)
Automatic light. Complete with hanging rails, drawers and shelving

Shower Room
7' 0" x 6' 9" (2.13m x 2.06m)
Tiled and fitted with a white suite comprising; walk in shower unit thermostatic shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, extractor and tiled floor.

Outside

Allocated Parking Space

Communal Gardens

Tenure & Council Tax Band
Tenure: Leasehold Balance of 999 years from 01.06.2018
Council Tax Band: C

Ground Rent & Management Fees
Management Fee of £240.57 per month. (£2,639.88 per year)
This covers maintenance of all external and internal communal areas, all water charges and monthly external window cleaning.
Ground Rent: £425.00 per year.

