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Coopers Court, Blue Cedar Close, Yate, BS37

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Yate,
BS37
£205,000

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This well presented one-bedroom ground floor apartment is part of a modern retirement complex, constructed in 2014. This property is perfect for those seeking a peaceful lifestyle while remaining close to local amenities and excellent transport links, making it both convenient and accessible. Upon entering, you are welcomed by an inviting entrance hallway that leads to a comfortable lounge/diner, ideal for relaxation or entertaining guests. The fitted kitchen is well-equipped, catering to all your culinary needs with ease. The bedroom is a delightful retreat, featuring a generous walk-in wardrobe that provides ample storage space for your belongings. The shower room is thoughtfully designed for comfort and ease of use, ensuring a pleasant experience.

Residents of this complex enjoy the added benefit of a dedicated house manager and a 24-hour emergency call system, providing peace of mind and security. The property also boasts a variety of communal facilities, including a welcoming lounge for social gatherings, a convenient laundry room, guest suites for visitors, and lifts to all floors, enhancing the overall living experience.

This property truly embodies a harmonious blend of comfort, convenience, and community living. Viewing is strongly advised to fully appreciate all that this delightful home has to offer. No Chain!

COMMUNAL ENTRANCE
Door into communal hall, residents lounge. Stairs and lift rise to the upper floors.

COMMUNAL LANDING/HALL
With a solid Oak-veneered entrance door with spy-hole

ENTRANCE HALLWAY
Security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store cupboard with shelving and housing the boiler supplying hot water and the concealed heat exchange unit. door to sitting room.

LOUNGE/DINER 21'1" max x 11'7" max - 7'6"
Triple-glazed door and matching side-panel, overlooking the southerly facing car park.

KITCHEN 7'10" x 7'0"
Beautifully presented, with a triple-glazed window with an open outlook. An excellent range of 'Maple effect' fronted units with contrasting laminate worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed ceramic hob with a stainless-steel chimney extractor hood over, waist-level oven and concealed fridge and freezer, part tiled splash-backs, fully tiled floor, ceiling spot light fitting.

BEDROOM 14'7" x 9'1"
Triple-glazed picture window to the front, excellent walk-in wardrobe, ample hanging space and shelving.

SHOWER ROOM
A modern white sanitary ware comprising; Walk-in level access shower with a thermostatically controlled shower and glazed screen, close-coupled WC, vanity wash-hand basin with cupboard unit below and mirror, strip light, electric heated towel rail, emergency pull cord and ceiling spot light, tiled walls and floor.

COMMUNAL AREA
There is a communal lounge, laundry and a patio at the rear of the property leading from the lounge. as shown in the pictures.

FURTHER INFORMATION
Internal doors are quality Oak veneered. In addition to the excellent underfloor heating the property benefits from a 'Vent Axia' heat recovery system utilising the hot air generated within the property, filtering and recirculating this back into the principle rooms. Private car parking is available with a yearly permit at an annual charge of around £250 per annum for which there may be a waiting list.

AGENTS NOTE
"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted''

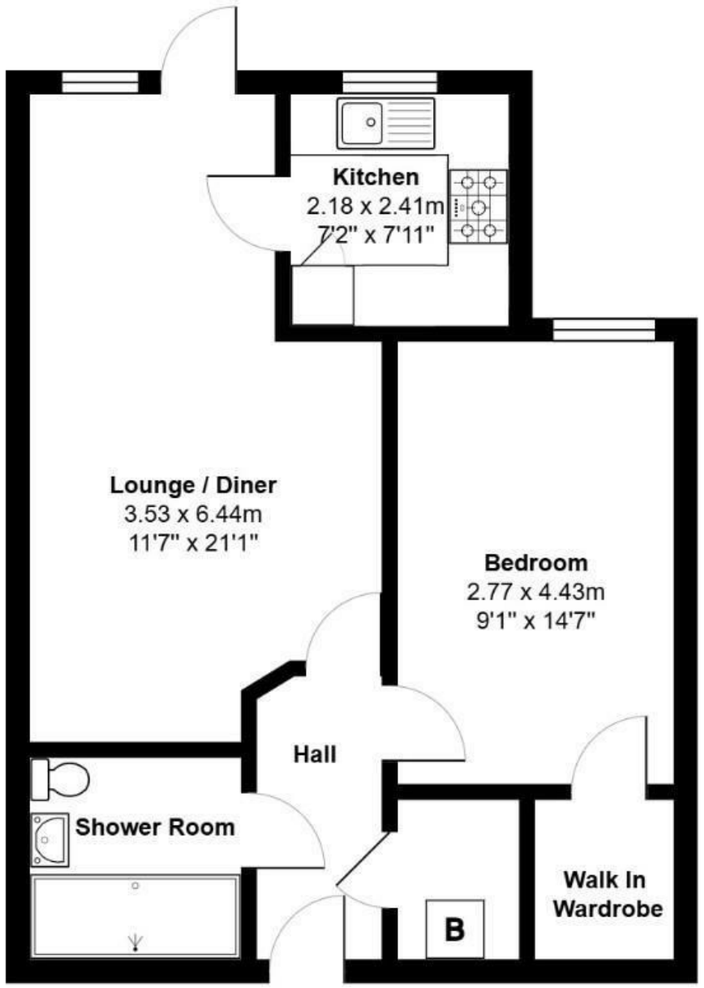
SERVICE CHARGE INFORMATION
•Cleaning of communal windows
•Water rates for communal areas and apartments
•Electricity, heating, lighting and power to communal areas
•24-hour emergency call system
•Upkeep of gardens and grounds
•Repairs and maintenance to the interior and exterior communal areas
•Contingency fund including internal and external redecoration of communal areas
•Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, our 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about the service charges please contact your Property Consultant or House Manager.

SITE INFORMATION
Constructed in mid-2014 by award-winning retirement home specialists McCarthy Stone, Coopers Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager. The property enjoys superb communal facilities including an excellent homeowner's lounge, laundry, scooter store and landscaped gardens. 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. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £25 per night applies.

It's so easy to make new friends and to lead a busy and fulfilled life at Coopers Court; there are always plenty of regular activities to choose from including; coffee mornings, an art group, table tennis, garden parties, knitting group and organised coach trips. Whilst there is something for everyone there is certainly no obligation to participate and home owners can be as involved or remain as private as they might wish.

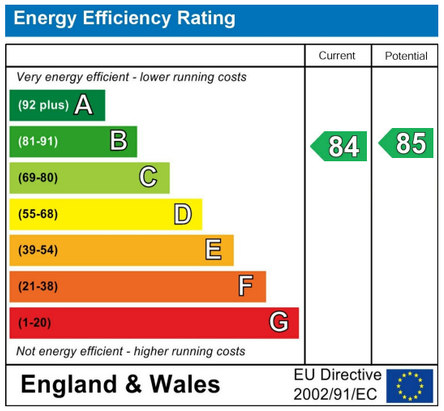
Coopers Court is situated in this popular location and conveniently positioned around half a mile walking distance from a local Morrison's Store. Slightly further afield Yate Shopping Centre with an extensive selection of retail outlets, Leisure Centre and Tesco Extra Store is approximately a mile away. There is a bus route outside the development providing a service into Bristol and Yate Centre where more extensive routes are available.

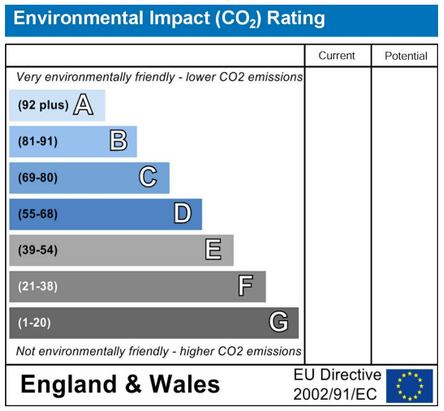


Area: 51.9 m² ... 559 ft²

Tenure: Leasehold
Council Tax Band: B

- Ground Floor Retirement Appartment
- Lounge Diner
- Fitted Kitchen
- Bedroom with Walk in Wardrobe
- Shower Room
- Under Floor Heating
- Excellent Communal Facilities
- House Manager
- 24 hr Emergency Call System
- No Chain





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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80-82 Station Road, Yate, Bristol, BS37 4PH Tel: 01454 313575
Email: yate@hunters.com