

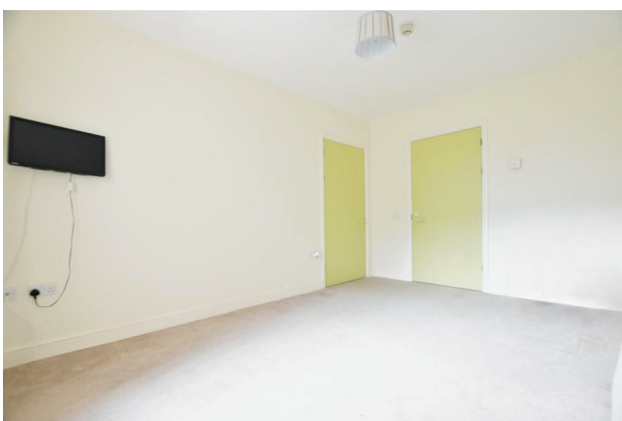
# HUNTERS®

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**41 Waverly Gardens ,Queens Road, Bishopsworth, Bristol, BS13 8EL**

**£120,000**

**Property Images**



# HUNTERS®

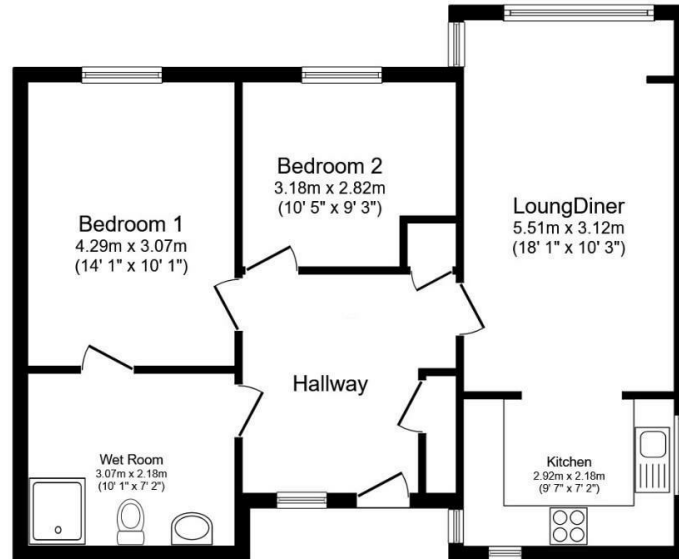
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## Property Images



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## Floor Plan

Floor area 66.0 m<sup>2</sup> (711 sq.ft.)

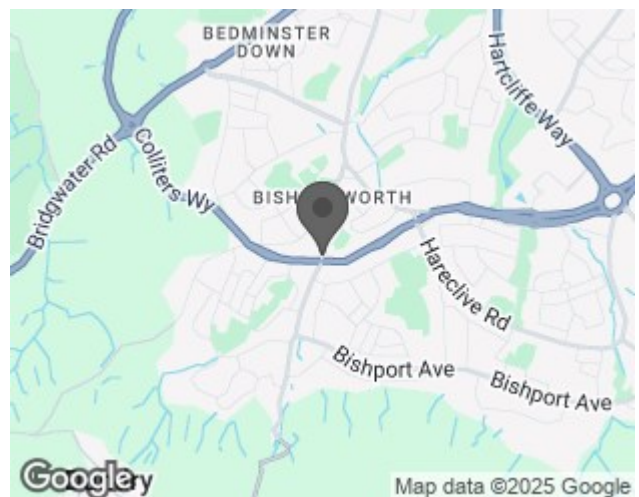
TOTAL: 66.0 m<sup>2</sup> (711 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: Apartment Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold



## Summary

Hunters Estate Agents are delighted to present this superb first-floor, two-bedroom apartment within the sought-after Waverley Gardens Development, managed by Brunel Care. Designed for independent living for those over 55 and other eligible applicants, this property offers a unique opportunity to purchase 50% equity, with the remaining 50% retained by Brunel Care. Ideally located just a few hundred yards from local shops and benefiting from excellent bus links, this flat includes a living room, kitchen, two bedrooms, and a wet room. Additional features include underfloor heating and access to a spacious communal garden. Don't miss your chance to view—call today!

The award-winning design of the development offers numerous communal areas, multiple shared gardens, and a secure, welcoming community atmosphere.

Key features include:

- Communal lounge
- Restaurant serving breakfast and lunch daily
- Hair salon
- Shared gardens
- Laundry service available\*
- Communal laundry facilities
- Emergency call system
- 24/7 care and support available all year for planned services and emergency assistance\*
- Guest room for visitors\*
- Assisted bathroom
- Parking
- Two electric vehicle charging points
- Therapy room
- On-site manager (Monday to Friday)
- On-site handyman

\*Additional services may incur extra costs.

## Features

- Apartment • Two Bedrooms • Lounge/diner • Kitchen • Wet Room • On Site Facilities • Close To Local Amenities • Visitor Parking • Communal Garden • 50% Shared Ownership