

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sycamore House

Woodland Court, Downend, BS16 2RD

£115,000



Council Tax: C



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this first floor retirement apartment which is located in the popular development of Woodland Court.

Woodland Court is situated in a secluded position which is accessed via a private driveway in Downend and offers the opportunity for residents to enjoy their independence, together with the option to call upon professional care and support to suit changing requirements and needs.

This development is managed by Brunelcare and offers an excellent choice of social and leisure facilities to enjoy which include; a restaurant, bar and lounge area, as well as mini-bus trips to local shops, supermarkets and a weekly trip further afield. Woodland Court has over fifty self contained apartments which are situated in four separate blocks. These blocks are all surrounded by well kept communal gardens. All apartments are designed to offer independence, together with peace of mind and security for when you feel the time is right for you to seek a degree of support.

This particular flat is situated on the first floor in the block, Sycamore House and is offered for sale with no onward chain.

The accommodation in brief comprises; a lounge/diner, kitchen, modern wet room and a double bedroom. The kitchen has an integral fridge, electric oven and hob and has been fitted with a range of low level units which would be suitable for someone with mobility issues.

Additional benefits include; electric heating, double glazed windows and a security entry system.

An internal viewing inspection is highly recommended to fully appreciate all that this extremely popular development has to offer.

## ENTRANCE

Via a wooden door with security spy hole, leading into lounge/diner.

## LOUNGE/DINER

18'6" x 13'0" (widest point) (5.64m x 3.96m (widest point))

Double glazed window to front overlooking communal gardens, coved ceiling, security entry phone, telephone point, TV aerial point, electric night storage heater, access into kitchen and door leading into bedroom.

## KITCHEN

8'3" x 5'9" (2.51m x 1.75m)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted low level wall and base units incorporating an integral fridge, Neff stainless steel electric oven, four ring induction hob with extractor fan over, roll edged work surface, plumbing for washing machine.

## BEDROOM

13'1" x 11'1" (3.99m x 3.38m)

Double glazed window to front overlooking communal gardens, coved ceiling, telephone point, TV aerial point, airing cupboard, single fronted storage cupboard, electric wall heater, door leading into wet room.

## WET ROOM

8'0" x 4'4" (2.44m x 1.32m)

Ceiling with recessed LED spots light, modern white suite comprising; W.C. wash hand basin and shower with grab rails, shaver point, chrome heated towel rail.

## COMMUNAL AMENITIES

### COMMUNAL LOUNGE & BAR

The residents have two communal lounges to socialise in. The larger lounge also has a residents bar.

### RESTAURANT

The development has it's own restaurant for the residents to enjoy and a menu that caters for all tastes and dietary requirements.

### OFF STREET PARKING

The development has parking spaces, but these are not allocated.

### COMMUNAL GARDENS

The development is surrounded by well kept communal gardens with centre piece water feature.



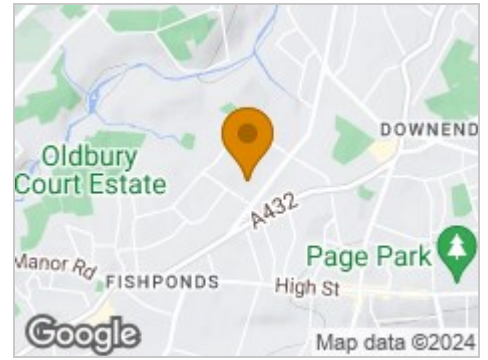
## Road Map



## Hybrid Map



## Terrain Map



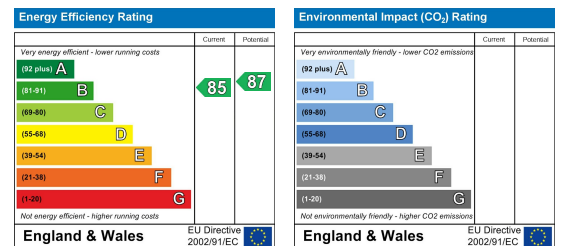
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.