

HUNTERS®

HERE TO GET *you* THERE



William Court

Overhill Road, Downend, BS16 5FL

Offers In The Region Of £160,000



Council Tax: C



34 William Court

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this 2011 constructed top floor McCarthy & Stone retirement apartment.

William court is a development for residents over the age of sixty years for independent living with the added peace of mind provided by the support of a House Manager.

The development is located conveniently for the amenities of Staple Hill which include a wide variety of independent shops and supermarkets, library, coffee shops, doctors surgeries and dental practices.

There are many communal facilities for the residents to use which include a large lounge with kitchen area where residents can meet to socialise over a cup of tea, a laundry room with both washing and drying facilities, well maintained communal gardens, lift and scooter store.

All apartments have a twenty four hour emergency call facility and sophisticated intercom system which provides both a verbal and visual link to the main development entrance.

William Court also has a guest suite which can be booked in advance for a small daily charge via the House Manager for visiting family and friends.

34 William Court is a top floor apartment which has an entrance hall, lounge/diner, a kitchen with an integral oven, hob and fridge freezer, a double bedroom with a walk-in wardrobe and a wet room with walk-in shower.

Additional benefits include; uPVC double glazed windows, electric under floor heating and lift facilities.

An internal viewing appointment is recommended to

fully appreciate all that this popular development has to offer.

ENTRANCE

Via a door with security spy hole, leading into entrance hall.

ENTRANCE HALL

Security entry phone, security alarm, storage cupboard housing an immersion heater, doors leading into lounge/diner, bedroom and wet room.

LOUNGE/DINER

19'9" x 11'6" narrowing to 7'1" (6.02m x 3.51m narrowing to 2.16m)

uPVC double glazed window to rear, fireplace housing an electric coal and flame effect fire, TV aerial point, telephone point, sliding door leading into kitchen.

KITCHEN

7'8" x 7'1" (2.34m x 2.16m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring induction hob and stainless steel cooker hood over, fridge freezer, tiled floor.

BEDROOM ONE

18'2" x 8'5" narrowing to 5'4" (5.54m x 2.57m narrowing to 1.63m)

uPVC double glazed window to rear, TV aerial, door leading into walk-in wardrobe.

WALK IN WARDROBE

Fitted with a range of shelving and hanging rails.

WET ROOM

7'0" x 6'9" (2.13m x 2.06m)

White suite comprising; W.C. wash hand basin with double cupboard below and light with shaver point, walk-in shower with chrome shower system and grab rail, chrome heated towel rail, tiled walls, tiled floor.

COMMUNAL FACILITIES

COMMUNAL GARDENS

The development has well maintained communal gardens for the residents to enjoy. The gardens are mainly laid to lawn and paved patio with feature pond and well stocked established borders displaying established trees and shrubs.

OFF STREET PARKING

Parking spaces are allocated, subject to availability. The fee for a parking permit is approximately £250 per annum. Permits are available on a first come, first served basis.

COMMUNAL LOUNGE

There is a well appointed communal lounge and there are always plenty of regular activities to

choose from including; fitness classes, coffee mornings, games and quiz nights, table tennis, snooker, seasonal and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

SERVICE CHARGE

The service charge includes:

Buildings insurance

Water rates for communal areas and apartments

Cleaning of communal windows

Electricity, heating, lighting and power to communal areas

24 hour emergency call system

Maintenance of communal garden and grounds

Repairs and maintenance to the interior and exterior communal areas



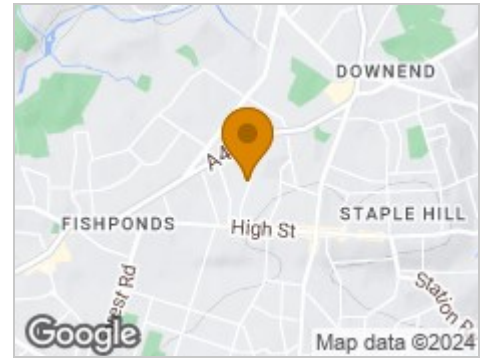
Road Map



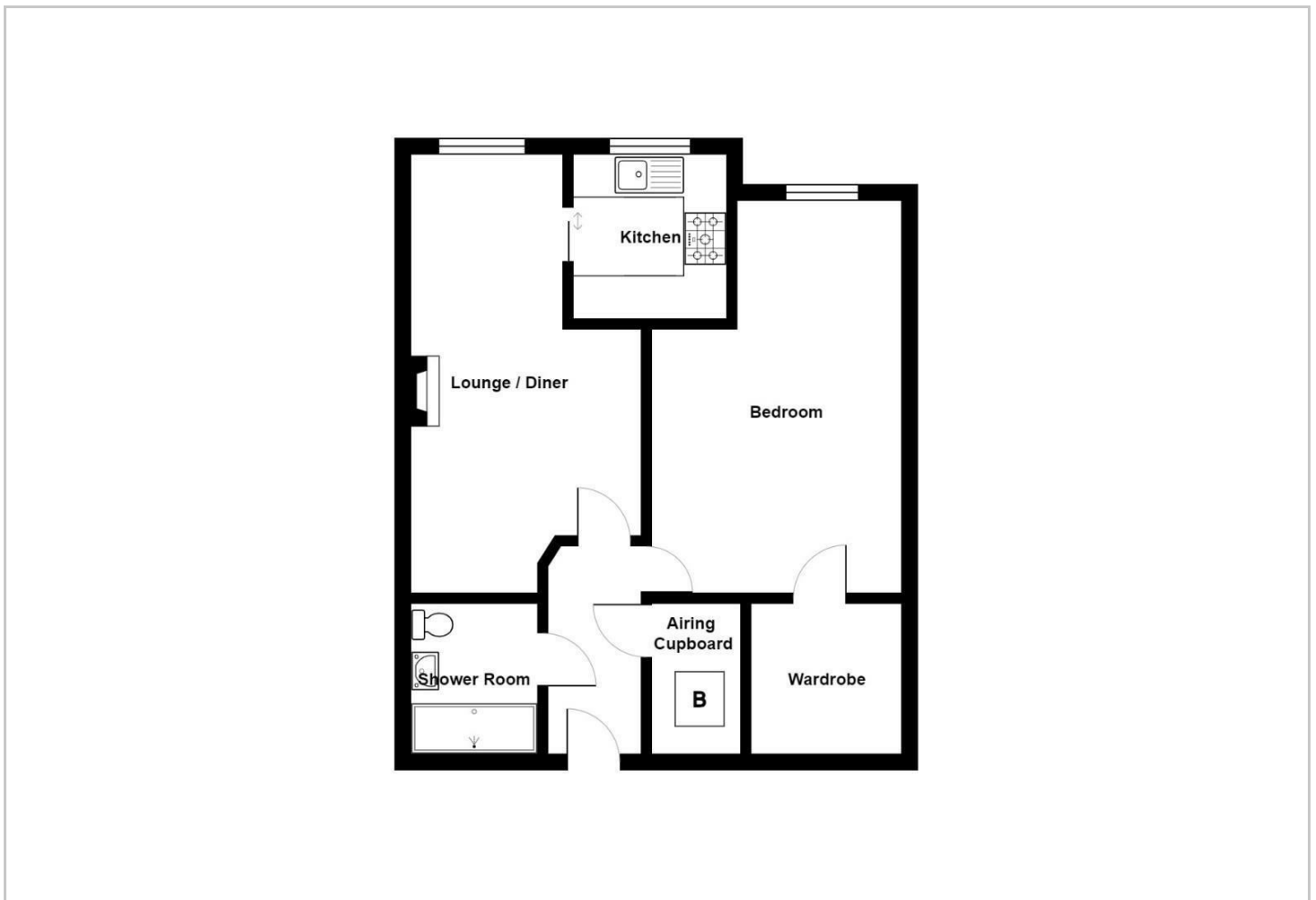
Hybrid Map



Terrain Map



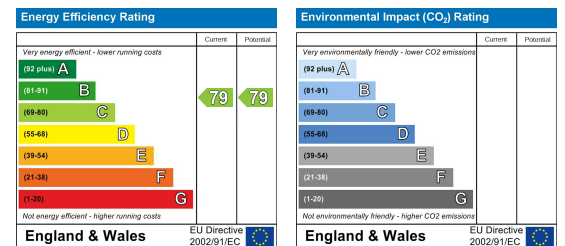
Floor Plan



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.