

HUNTERS[®]

HERE TO GET *you* THERE



Whitebeam House

Woodland Court, Bristol, BS16 2RB

£155,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this 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 top floor in the block, Whitebeam House and is offered for sale with no onward chain.

The accommodation in brief comprises; lounge/diner with uPVC double glazed French doors leading onto a balcony, a fitted kitchen with an integral oven & hob, fridge, freezer and washer dryer, a wet room and a double bedroom with fitted bedroom furniture.

Additional benefits include; electric heating, and double glazed windows.

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

ENTRANCE

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

ENTRANCE HALL

Ceiling with recessed LED spot lights, coved ceiling, consumer unit, security entry system, electric wall heater and doors leading into all rooms.

LOUNGE/DINER

15'5" x 14'0" (4.70m x 4.27m)

Double glazed doors leading onto a balcony, under eave storage cupboard, telephone point, TV aerial point, electric night storage heater, electric wall heater.

KITCHEN

12'6" x 7'9" (3.81m x 2.36m)

Velux window to side, ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, a range of cream coloured wall and base units with soft close doors and drawers incorporating an integral electric oven, four ring induction hob with stainless steel cooker hood over, integral fridge, freezer and washer dryer.

BEDROOM

17'3" (widest point) x 14'5" (5.26m (widest point) x 4.39m)

Double glazed window to rear, ceiling with recessed LED spot lights, under eave storage cupboards, built in bedroom furniture comprising wardrobes and cupboard units, TV aerial point, electric wall heater.

WET ROOM

9'6" x 5'6" (2.90m x 1.68m)

Celling with recessed LED spot lights, white suite comprising; W.C with concealed cistern, wash hand basin inset into a vanity unit, walk-in shower with a chrome shower system, fitted seat and side splash screen, shaver point, tiled splash backs, heated towel rail.

COMMUNAL AMENITIES

RESTAURANT

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

COMMUNAL LOUNGE & BAR

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

COMMUNAL GARDENS

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

OFF STREET PARKING

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



Road Map



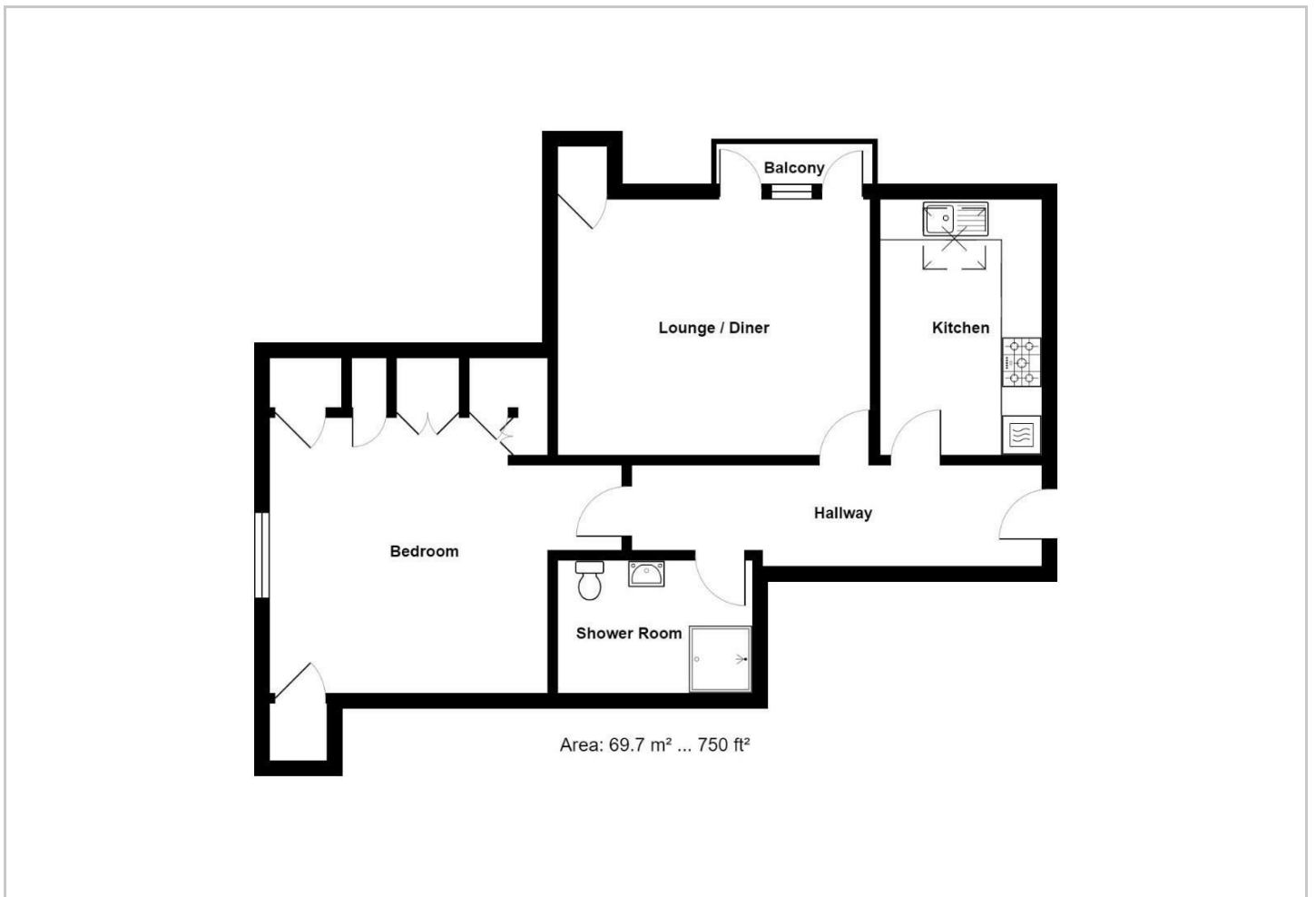
Hybrid Map



Terrain Map



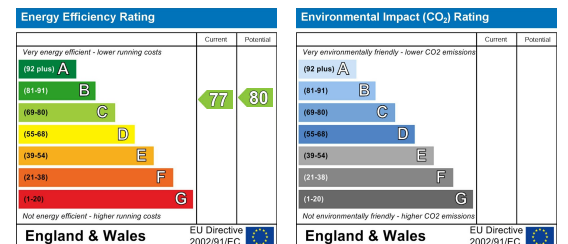
Floor Plan



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.