

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Whitebeam House

Woodland Court, Partridge Drive, Downend, BS16 2RB

£170,000



Council Tax:



# 15 Whitebeam House

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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 well presented 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; a large lounge/diner, a kitchen with an integral electric oven, hob and fridge, a shower room and two bedrooms both with fitted sliding mirror fronted wardrobes.

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 door with security spy hole leading into entrance hall.

## ENTRANCE HALL

Ceiling with recessed LED spot lights, coved ceiling, security entry phone, electric wall heater and doors leading into lounge/diner, both bedrooms and shower room.

## LOUNGE/DINER

23'0" narrowing to 13'6" x 19'0" narrowing to 12'0" (7.01m narrowing to 4.11m x 5.79m narrowing to 3.66)

Double glazed window to rear, two dual aspect Velux windows, ceiling with recessed LED spot lights, two under eave storage cupboards, TV aerial point, telephone point, two electric night storage heaters, access leading into kitchen.

## KITCHEN

8'9" x 7'7" (2.67m x 2.31m)

Stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of Shaker style fitted wall and base units incorporating an integral Ariston electric oven, four ring ceramic hob with extractor fan over and an under the counter fridge, plumbing for washing machine, square edged wooden work surface,

## BEDROOM ONE

14'0" narrowing to 6'10" x 13'8" (4.27m narrowing to 2.08m x 4.17m)

uPVC double glazed window to rear, Velux window to rear, fitted sliding mirror fronted wardrobe with hanging rail and shelving, telephone point.

## BEDROOM TWO

17'5" narrowing to 5'4" x 13'9" narrowing to 8'3"  
(5.31m narrowing to 1.63m x 4.19m narrowing to 2.51)

Double glazed windows to rear, ceiling with recessed LED spot lights, fitted sliding mirror fronted wardrobe with hanging rail and shelving, under eave storage cupboard, telephone point, TV aerial point, electric wall heater.

## SHOWER ROOM

9'0" x 7'7" (2.74m x 2.31m)

Velux window to rear, ceiling with recessed LED spot lights, white suite comprising; W.C. with concealed cistern, wash hand basin with cupboards below, shower with chrome shower system, tiled splash backs, shaver point, heated towel rail, extractor fan.

## COMMUNAL AMENITIES

### RESTAURANT

The development has it's 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.

## LIBRARY

The development has a designated quiet zone where there a books and jigsaws for the residents to enjoy.

## COMMUNAL GARDENS

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

## OFF STREET PARKING

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



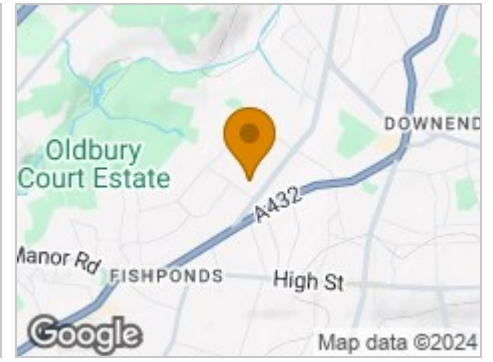
## Road Map



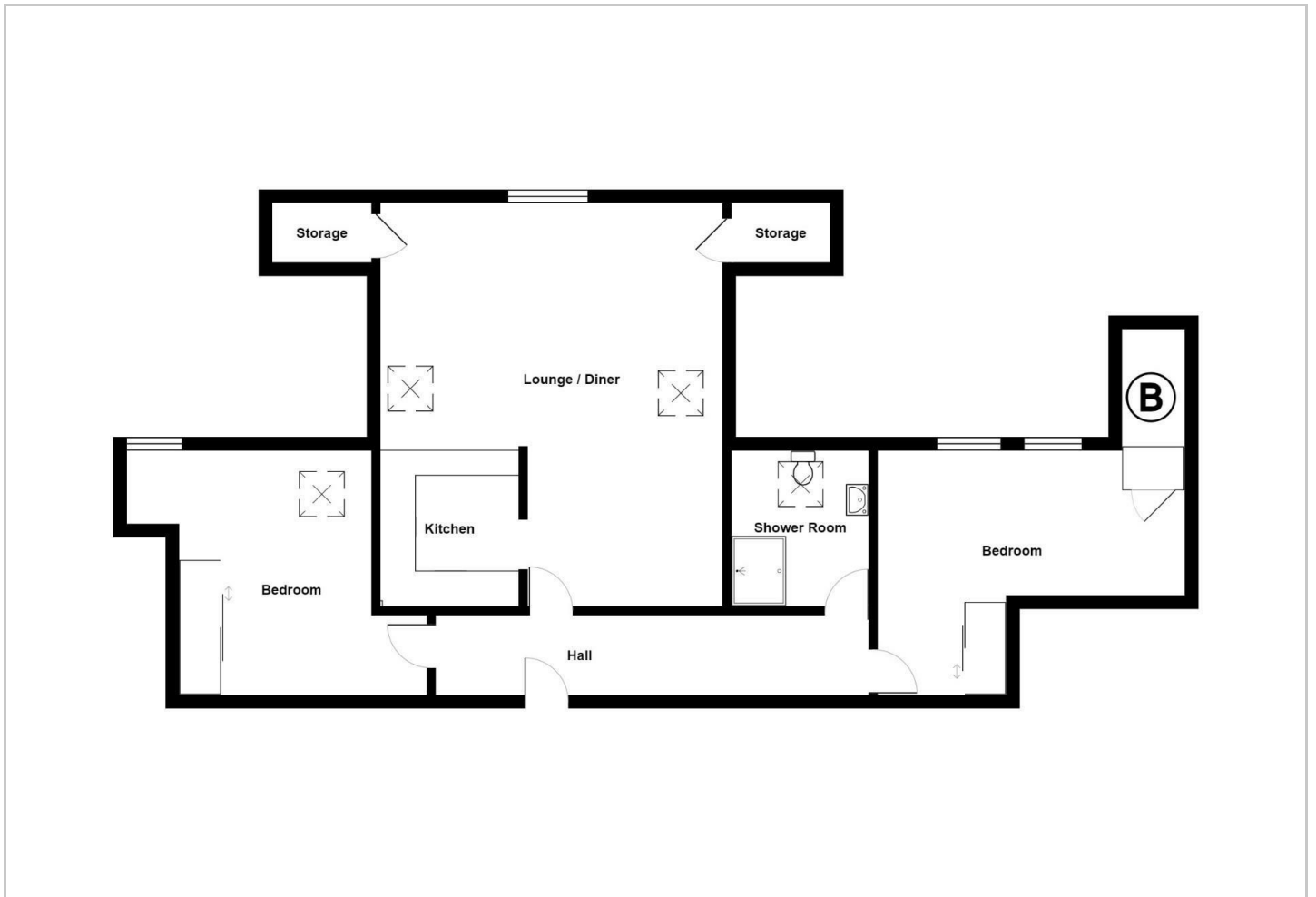
## Hybrid Map



## Terrain Map



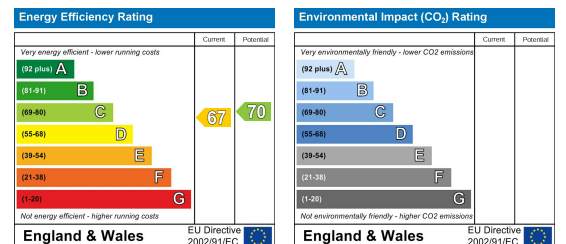
## Floor Plan



## 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.