

HUNTERS®

HERE TO GET *you* THERE



Sycamore House

Woodland Court, Downend, BS16 2RD

£120,000



Council Tax:



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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 first floor in the block, Sycamore House and is offered for sale with no onward chain.

The accommodation in brief comprises; a lounge/diner, a modern kitchen with an integral stainless steel oven, four ring ceramic hob, fridge and freezer, a wet room and a double bedroom.

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 a security spy hole leading into a lounge/diner.

LOUNGE/DINER

17'10" (widest point) x 12'8" (5.44m (widest point) x 3.86m)

Coved ceiling, security entry phone, TV aerial point, telephone point, two electric wall heaters, double glazed French doors with a Juliet balcony overlooking the communal gardens, access leading into kitchen and door leading into bedroom.

KITCHEN

8'4" x 6'7" (2.54m x 2.01m)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap, range of modern cream coloured fitted wall and base units with soft close doors and drawers and under pelmet lighting, incorporating an integral stainless steel electric oven, four ring ceramic hob with a stainless steel cooker hood over, under counter fridge and under counter freezer, square edged wooden work surface with up stand.

BEDROOM

12'4" x 12'1" (3.76m x 3.68m)

Double glazed window to front, coved ceiling, telephone point, airing cupboard, electric wall heater, door leading into wet room.

WET ROOM

9'8" x 4'8" (2.95m x 1.42m)

White suite comprising; W.C, with concealed cistern, wash hand base with double fronted cupboard below, chrome shower system with grab rails, shaver point, tiled splash backs, 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.

LIBRARY

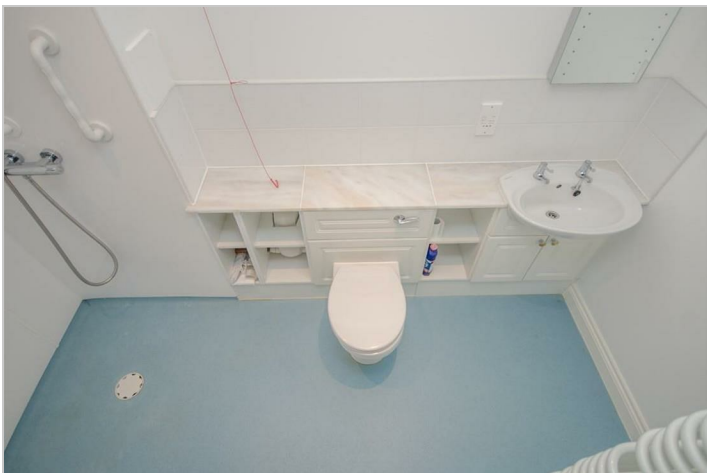
The development has a designated quiet zone where there a books and jigsaws for the residents to enjoy.

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.



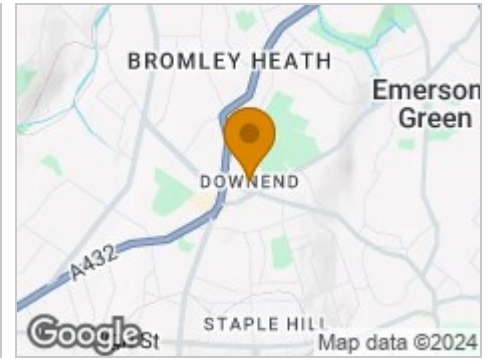
Road Map



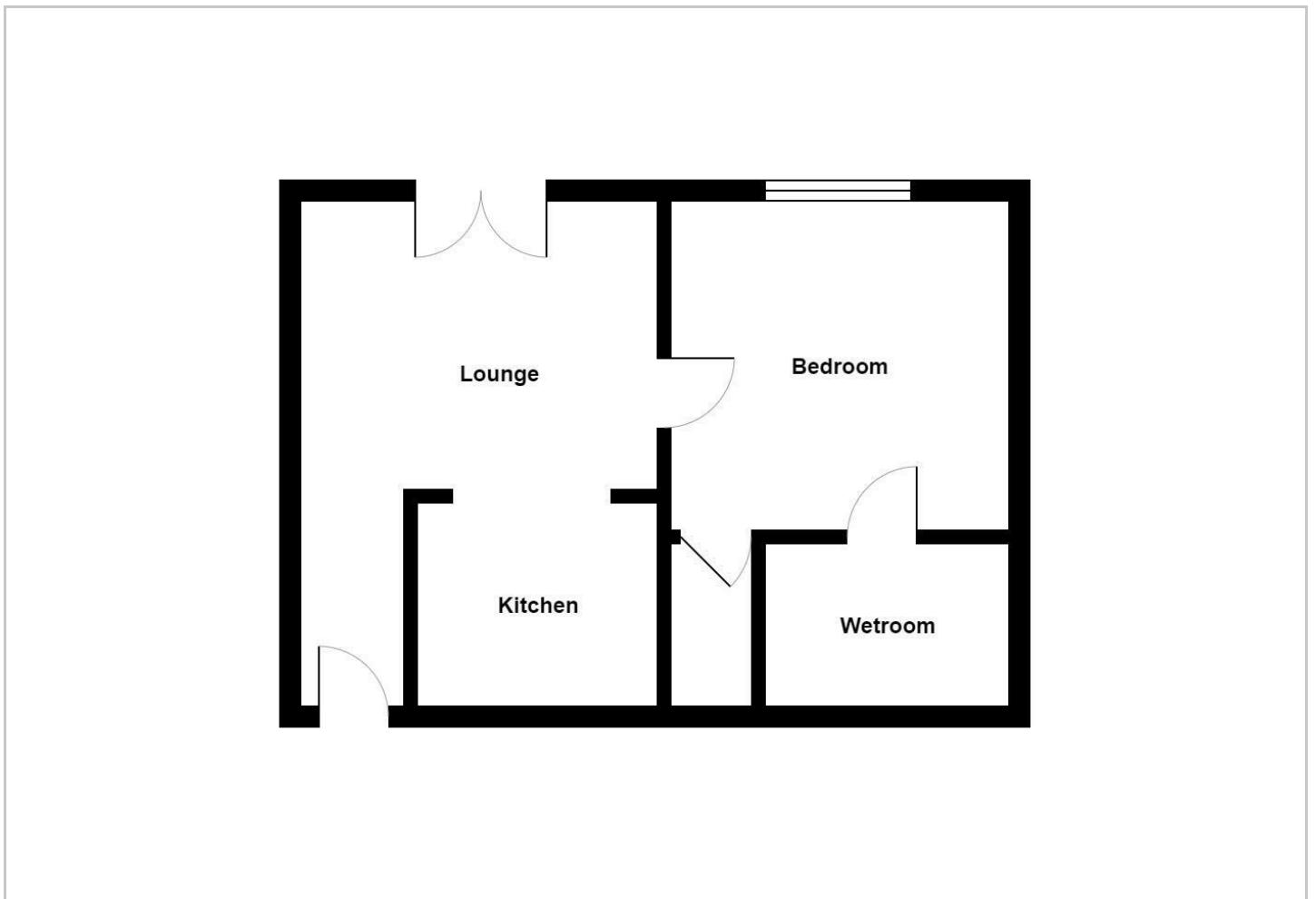
Hybrid Map



Terrain Map



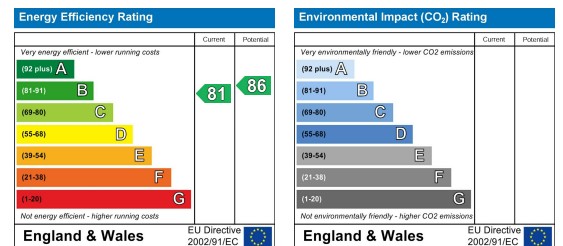
Floor Plan



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.