

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sycamore House

Partridge Drive, Woodland Court, BS16 2RD

£229,000



Council Tax:



# 14 Sycamore House

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## DESCRIPTION

Brunelcare 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, Sycamore House and is offered for sale with no onward chain.

The accommodation in brief comprises; a lounge/diner, a kitchen/breakfast room, two double bedrooms both with fitted bedroom furniture and a shower room.

This property is soon to be extensively refurbished and will include a modern kitchen which will incorporate an integral oven, hob, extractor fan, fridge freezer, washing machine and dishwasher. The shower room will be fitted with a brand new classic white suite which will include a W.C. wash hand basin and shower cubicle.

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, airing cupboard, security entry phone, electric wall heater, doors leading into all rooms.

## LOUNGE/DINER

20'5" narrowing to 13'7" x 19'2" narrowing to 11'9" (6.22m narrowing to 4.14m x 5.84m narrowing to 3.58)

Velux window to side, electric coal and flame effect fire, TV aerial point, telephone point, under eave storage cupboards, double glazed French doors leading onto a balcony, glazed panelled double doors leading into kitchen/breakfast room.

## KITCHEN/BREAKFAST ROOM

14'3" x 13'6" (4.34m x 4.11m)

Double glazed window to rear, ceiling with recessed LED spot lights, the kitchen will be refurbished to include an extensive range of modern wall and base units which will incorporate an integral electric oven, four ring hob with extractor fan over, fridge, freezer, dishwasher and washing machine.

## BEDROOM ONE

14'5" x 13'2" (4.39m x 4.01m)

Double glazed window to rear, range of fitted

bedroom furniture to include; wardrobes, over head storage cupboards, bedside cabinets and drawer unit, under eave storage cupboard, TV aerial point, telephone point, electric wall heater.

### BEDROOM TWO

11'7" measured to wardrobes x 9'9" (3.53m measured to wardrobes x 2.97m)  
Double glazed window to rear, fitted wardrobes, telephone point, electric wall heater.

### SHOWER ROOM

10'0" x 6'1" (3.05m x 1.85m)  
The shower room will be refurbished to include a modern classic white suite with W.C. wash hand basin and shower cubicle.

### 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.



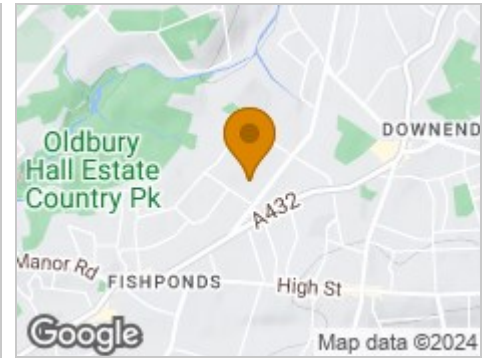
## Road Map



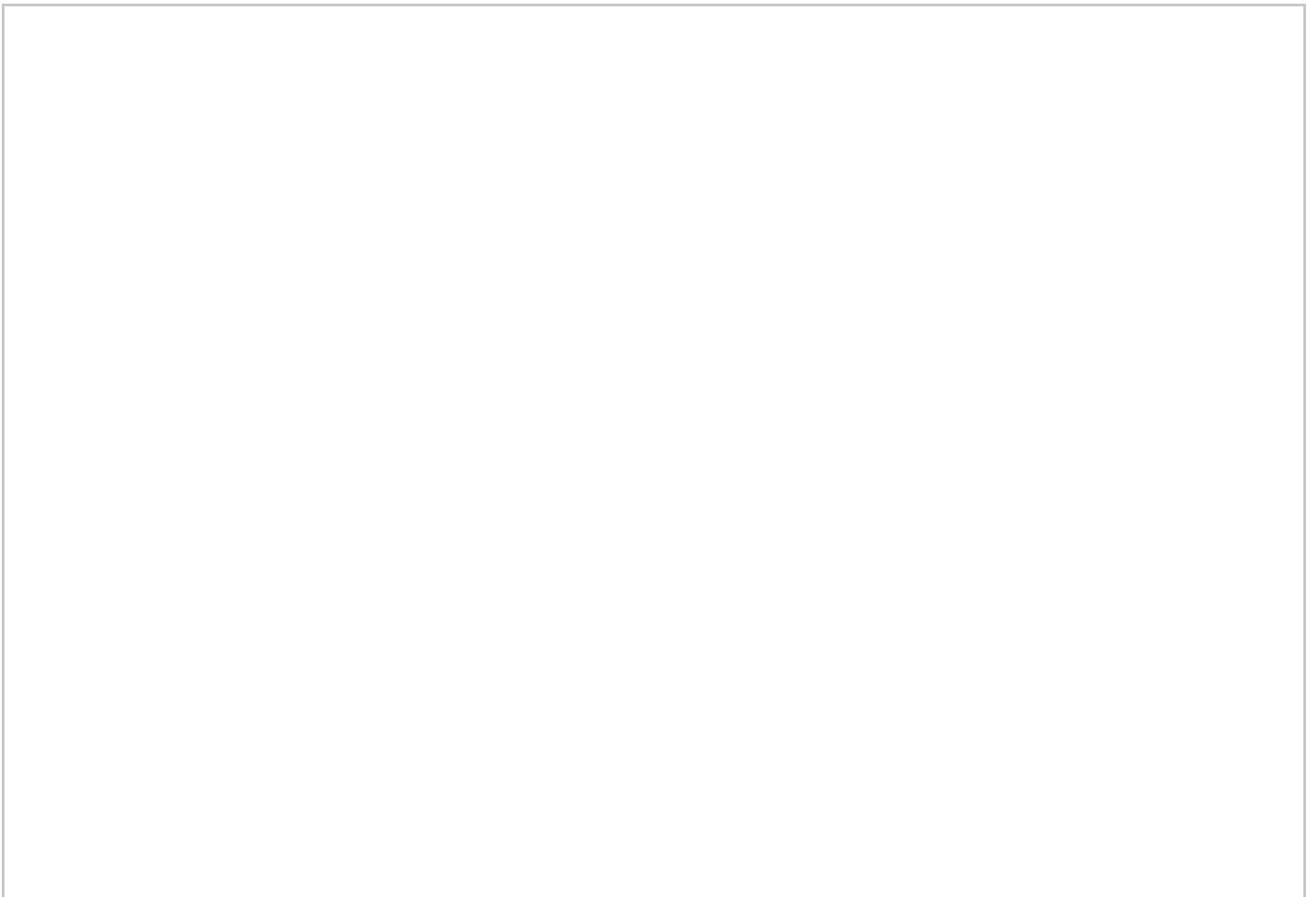
## Hybrid Map



## 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.