

HUNTERS®

HERE TO GET *you* THERE



Christchurch Lane

Downend, Bristol, BS16 5TR

£165,000



Council Tax: D



3 Britannia Court Christchurch Lane

Downend, Bristol, BS16 5TR

£165,000



DESCRIPTION

Hunters Estate Agents are pleased to offer for sale this McCarthy & Stone constructed ground floor retirement apartment which is located in the popular development of Britannia Court. This property is offered for sale with no onward chain and is situated conveniently for the amenities of both Downend and Staple Hill. These amenities include; a wide variety of shops and supermarkets, bus routes, restaurants, doctors surgeries and dentists.

This apartment is positioned close to the communal lounge and boasts pleasant views over the communal gardens. The accommodation is considered spacious and is displayed throughout in good order. The accommodation in brief comprises; entrance hall, a large lounge/diner with feature fireplace, a separate kitchen which has an integral oven and hob, bathroom with over bath shower and two double bedrooms.

Additional benefits include; electric heating, UPVC double glazed windows, a security alarm and a security entry phone system.

Britannia Court employs a part-time Development Manager and has many communal facilities for all residents to enjoy. These facilities include; a large communal lounge where several activities are held, a laundry room, a lift, a guest suite, off street parking (not allocated) and well maintained gardens.

It is condition of purchase that residents must be over 60 years of age.

We recommend an early internal viewing inspection.

ENTRANCE HALLWAY

Door with security spy hole, coved ceiling, cupboard housing electric meter and fuse box, electric radiator, coved ceiling, cupboard housing hot water

tank, alarm, intercom phone entry system, doors to lounge/diner, bedrooms and bathroom.

LOUNGE/DINER

22'8" (max) x 10'6" (max) (6.91m (max) x 3.20m (max))

UPVC double glazed window to front, UPVC double glazed door leading outside, coved ceiling, electric radiator, fitted marble effect fireplace with electric flame effect fire inset, TV point, telephone point, double doors leading to kitchen.

KITCHEN

7'7" x 6'11" (2.31m x 2.11m)

UPVC double glazed window to front, coved ceiling, range of fitted wall and base units, tiled splash backs, built in stainless steel electric oven and ceramic hob, space for under counter fridge and freezer, tiled splash backs, wall mounted warm air convactor heater.

BEDROOM ONE

20'8" x 8'10" (6.30m x 2.69m)

Dual aspect UPVC double glazed window to front and side, coved ceiling, electric radiator, fitted mirror fronted wardrobe, TV point.

BEDROOM TWO

17'5" x 8'10" (5.31m x 2.69m)

UPVC double glazed window to front, coved ceiling, electric heater.

BATHROOM

Opaque UPVC double glazed window to side, coved ceiling, twin gripped panelled bath with mains controlled shower over, glass shower screen, vanity unit with wash hand basin inset, close coupled W.C,

Tel: 0117 956 1234

tilled walls, heated towel rail, wall mounted warm air convector heater, extractor fan.

COMMUNAL GARDEN

The development has extensive and well maintained communal gardens for the residents to enjoy. These gardens are mainly laid to lawn and are stocked with a wide variety of various mature trees and shrubs.

OFF STREET PARKING

The development has a car park with resident parking spaces (not allocated).

COMMUNAL FACILITIES

Britannia Court has many communal facilities for the residents to enjoy which include; a part-time development manager, a large lounge where several activities are held, a laundry room with washing and drying facilities and a lift.



A map snippet from Google Maps showing the location of WG Grace Memorial Ground and Christ Church Downend. The ground is marked with a green pin and labeled in green. Christ Church Downend is marked with an orange pin and labeled in black. A blue line representing a river or canal runs through the area. Other labels include 'Shrubbery Rd' and 'North St'. The Google logo and 'Map data ©2025' are visible at the bottom.

The floor plan shows a rectangular house with a light blue background. The layout includes a large lounge/diner at the front, a kitchen to the right, and a bathroom and two bedrooms at the back. The entrance hall is centrally located, providing access to all rooms. The kitchen features a sink, stove, and refrigerator. The bathroom contains a bathtub, toilet, and sink. The bedrooms are furnished with beds. The lounge/diner has a fireplace on the left wall. The kitchen has a bay window. The bathroom has a window. The bedrooms have windows. The entrance hall has a door to the front and a door to the back.

BEDROOM 1
20'8 x 8'10
6.3m x 2.7m

BEDROOM 2
17'5 x 8'10
5.3m x 2.7m

BEDROOM 3
11'6 x 8'10
3.5m x 2.7m

BATHROOM
8'10 x 6'7
2.7m x 2.0m

ENTRANCE HALL
9'10 (max) x 6'7 (max)
3.0m (max) x 2.0m (max)

KITCHEN
7'7 x 5'11
2.3m x 2.1m

LOUNGE/DINER
22'8 x 10'6
6.9m x 3.2m

CUPBOARD

Made with Metropix ©2019

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 Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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