

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Chestnut House

Woodland Court, Downend, BS16 2RE

£80,000



Council Tax: C





# 12 Chestnut House

Woodland Court, Downend, BS16 2RE

£80,000



## 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, Chestnut House and is offered for sale with no onward chain.

The accommodation in brief comprises; an open plan lounge/kitchen with modern wall and base units and integral appliances which include; an oven & hob, fridge freezer and washing machine, a wet room and a double bedroom with fitted wardrobe and walk-in wardrobe.

Additional benefits include; gas 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 wooden door leading into an open plan lounge/kitchen.

## LIVING AREA/KITCHEN

21'9" x 15'0" (widest point) (6.63 x 4.57 (widest point))

## LIVING AREA

21'9" x 15'0" (widest point) (6.63m x 4.57m (widest point))

Double glazed window to rear, coved ceiling, TV aerial point, telephone point, radiator, door leading into bedroom.

## KITCHEN

15'0" x 8'1" (4.57m x 2.46m)

Coved ceiling, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, a range of modern cream coloured fitted wall and base units incorporating a Neff stainless steel electric oven with four ring ceramic hob and stainless steel extractor fan over, tall fridge freezer and washing machine, square edged work surface.

## BEDROOM

15'0" x 8'1" (4.57 x 2.46)

Double glazed window to rear, coved ceiling, telephone point, TV aerial point, walk in sliding fronted wardrobe with shelving and hanging rail, fitted sliding mirror fronted wardrobe with hanging rail and shelving, radiator, door leading into wet room.

## WET ROOM

7'6" x 5'9" (2.29 x 1.75)

White suite comprising; coved ceiling, W.C wash

hand basin with chrome mixer tap and white high gloss double fronted cupboard below, chrome shower system with fitted seat, grab rail and side splash screen, heated towel rail.

## 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.

### 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.



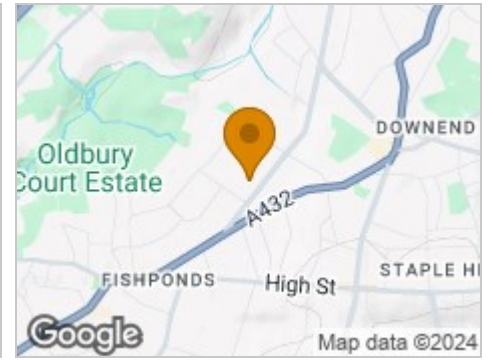
## Road Map



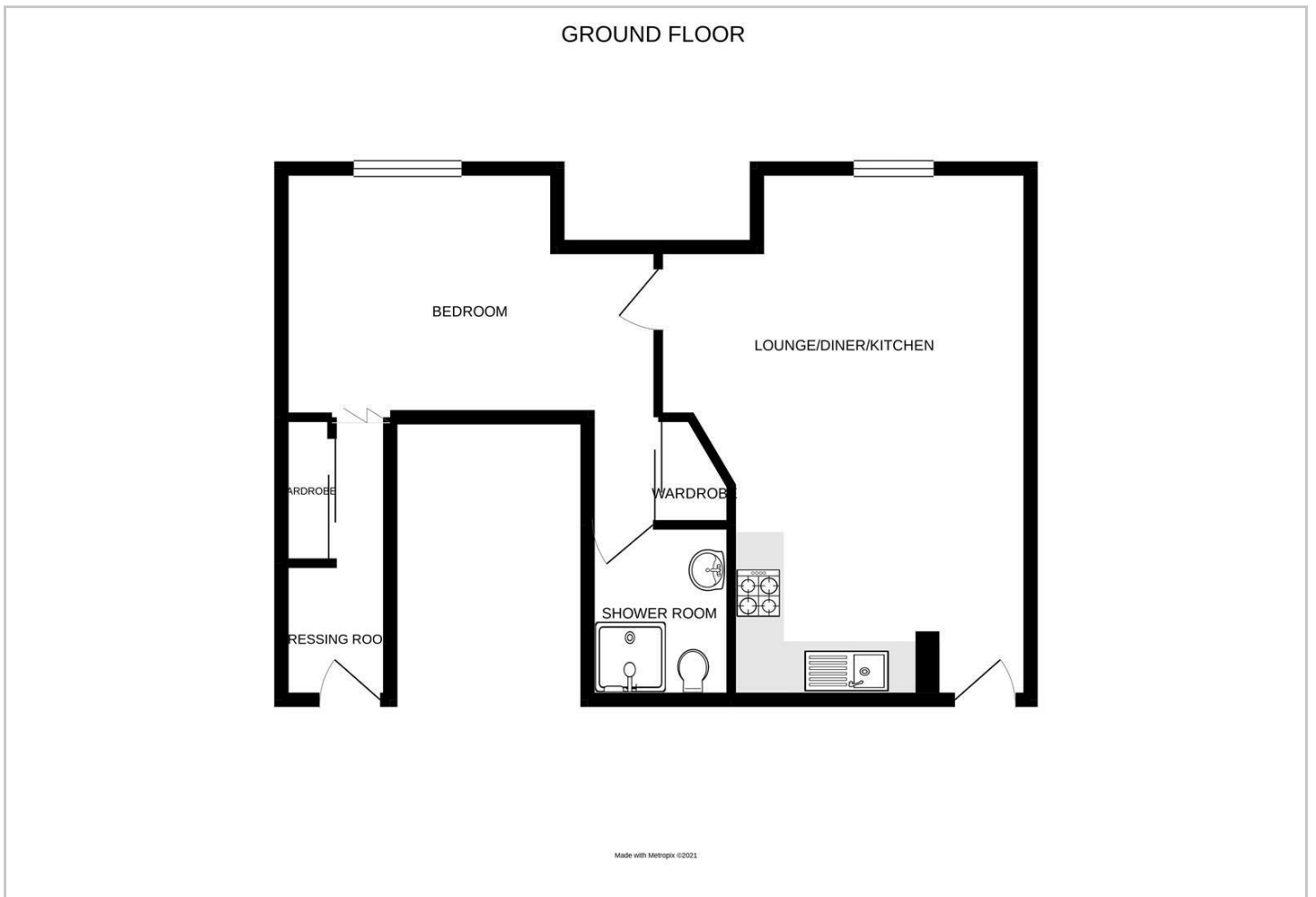
## Hybrid Map



## Terrain Map



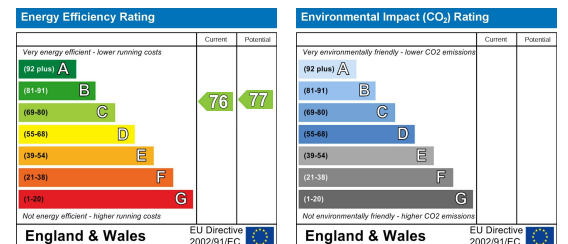
## Floor Plan



## 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.