

# HUNTERS<sup>®</sup>

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## Britannia Court

Christchurch Lane, Downend, BS16 5TR

£199,950



Council Tax:



# 2 Britannia Court

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£199,950



## DESCRIPTION

Hunters Estate Agents, Downend 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, coffee shops, doctors surgeries and dental practices.

This apartment is positioned close to the communal lounge and boasts pleasant views over the well maintained communal gardens.

The accommodation is considered spacious and is displayed throughout in good order and in brief comprises; entrance hall, a large lounge/diner with a uPVC double glazed door leading into the gardens and a feature fireplace housing an electric flame effect fire. There is, a separate kitchen which has an integral oven and hob, two double bedrooms both with mirror fronted built in wardrobes and a modern shower room.

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 highly recommend an early internal viewing inspection.

## ENTRANCE

Via a door with a security spy hole, leading into an entrance hall.

## ENTRANCE HALL

Coved ceiling, security alarm control panel, wall mounted security entry phone, airing cupboard, storage cupboard housing electric meter and consumer unit, electric night storage heater, doors leading into lounge/diner, both bedrooms and shower room.

## LOUNGE/DINER

23'1" x 10'6" (7.04m x 3.20m)

uPVC double glazed door leading into communal gardens, coved ceiling, feature fireplace housing an electric flame effect fire, TV aerial point, glazed panelled double doors leading into kitchen.

## KITCHEN

7'6" x 7'4" (2.29m x 2.24m)

uPVC double glazed window to rear, coved ceiling, stainless steel single drainer sink unit with tiled splash backs, range of fitted wall and base units incorporating an integral Bosch electric oven, four ring ceramic hob with extractor fan over, space for an under the counter fridge and freezer, roll edged work surface, Dimplex electric wall heater.

## BEDROOM ONE

13'7" x 9'2" (4.14m x 2.79m)

uPVC double glazed window to rear, coved ceiling, built in mirror fronted wardrobes with hanging rails and shelving, telephone point, electric night storage heater.

## BEDROOM TWO

13'7" x 9'1" (4.14m x 2.77m)

uPVC double glazed window to rear, coved ceiling, built in mirror fronted wardrobes with hanging rail and shelving, electric wall heater.

## SHOWER ROOM

6'9" x 5'4" (2.06m x 1.63m)

Opaque uPVC double glazed window to side, coved ceiling, modern white suite comprising; W.C. wash hand basin with a double fronted cupboard below and light with shaver point over, walk-in shower with a chrome shower system and grab rails, Creda electric wall heater, heated towel rail.

## OUTSIDE

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

## COMMUNAL LOUNGE

The communal lounge is large and has its own kitchen area for the residents to use. Many activities are held in this room and is a place for residents to socialise in.

## LAUNDRY

The laundry has two large washing machines and two tumble dryers for the use of the residents.

## COMMUNAL GARDEN

The well maintained communal garden is mainly laid to lawn and paved patio and is stocked with a variety of mature trees and shrubs.

## GUEST SUITE

The development has a guest suite which is bookable in advance via the house manager for a small charge.



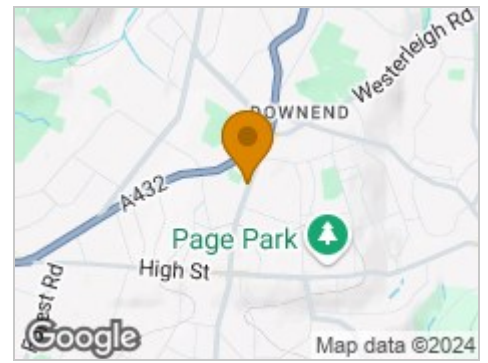
## Road Map



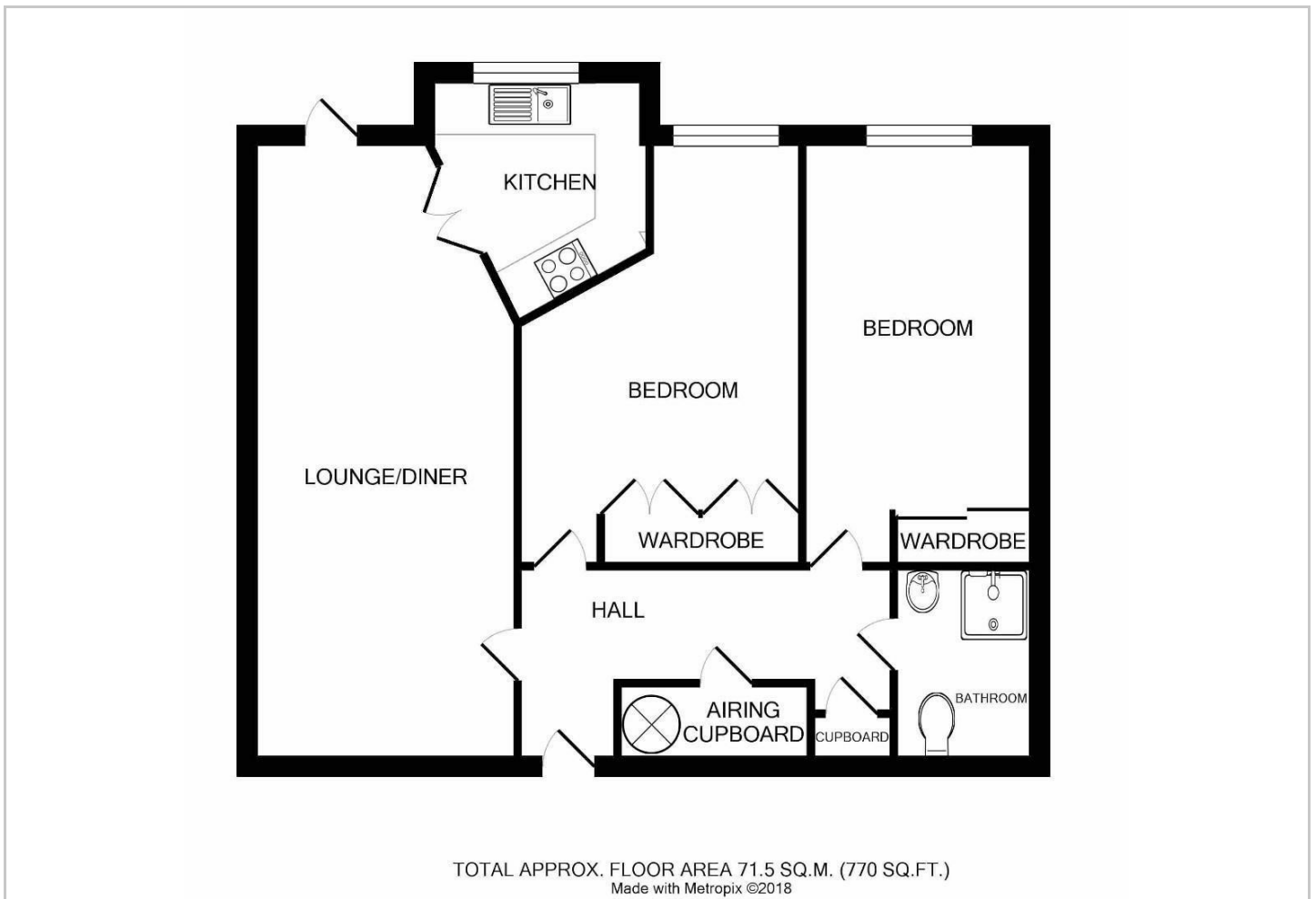
## Hybrid Map



## Terrain Map



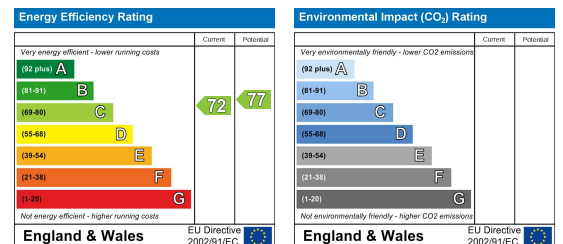
## Floor Plan



## 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.