

HUNTERS®

HERE TO GET *you* THERE



Sycamore House

Woodland Court, Downend, BS16 2RD

£72,500



Council Tax: C



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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 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 kitchen which includes; an integral oven & hob and fridge, a shower 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

Door with security spy hole leading into Lounge/diner.

LOUNGE/DINER

19'11" x 11'9" (6.07m x 3.58m)

Two double glazed windows to rear, coved ceiling, airing cupboard/storage cupboard, TV aerial point, telephone point, security entry phone, electric night storage heater, opening leading into kitchen and door leading into bedroom.

KITCHEN

7'2" x 6'4" (2.18m x 1.93m)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of cream coloured Shaker style wall and base units with under pelmet lighting, incorporating an integral electric oven, four ring electric hob with extractor fan over and a fridge, space for an under the counter freezer, square edged work surface.

BEDROOM

14'11" x 8'11" (4.55m x 2.72m)

Double glazed window to rear, coved ceiling, TV aerial point, telephone point, electric wall heater, door leading into shower room.

SHOWER ROOM

6'5" x 6'4" (1.96m x 1.93m)

Ceiling with recessed LED spot lights, white suite comprising; W.C. with a concealed cistern, wash hand basin inset into a vanity unit and walk-in shower with a chrome shower systems and grab rails, tiled splash backs, shaver point, extractor fan, heated towel rail.

COMMUNAL AMENITIES

RESTAURANT

The development has its 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 are books and jigsaws for the residents to enjoy.

COMMUNAL GARDENS

The development is surrounded by well kept communal gardens with a central water feature.

OFF STREET PARKING

The development has parking spaces, but these are not allocated.

ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to

conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



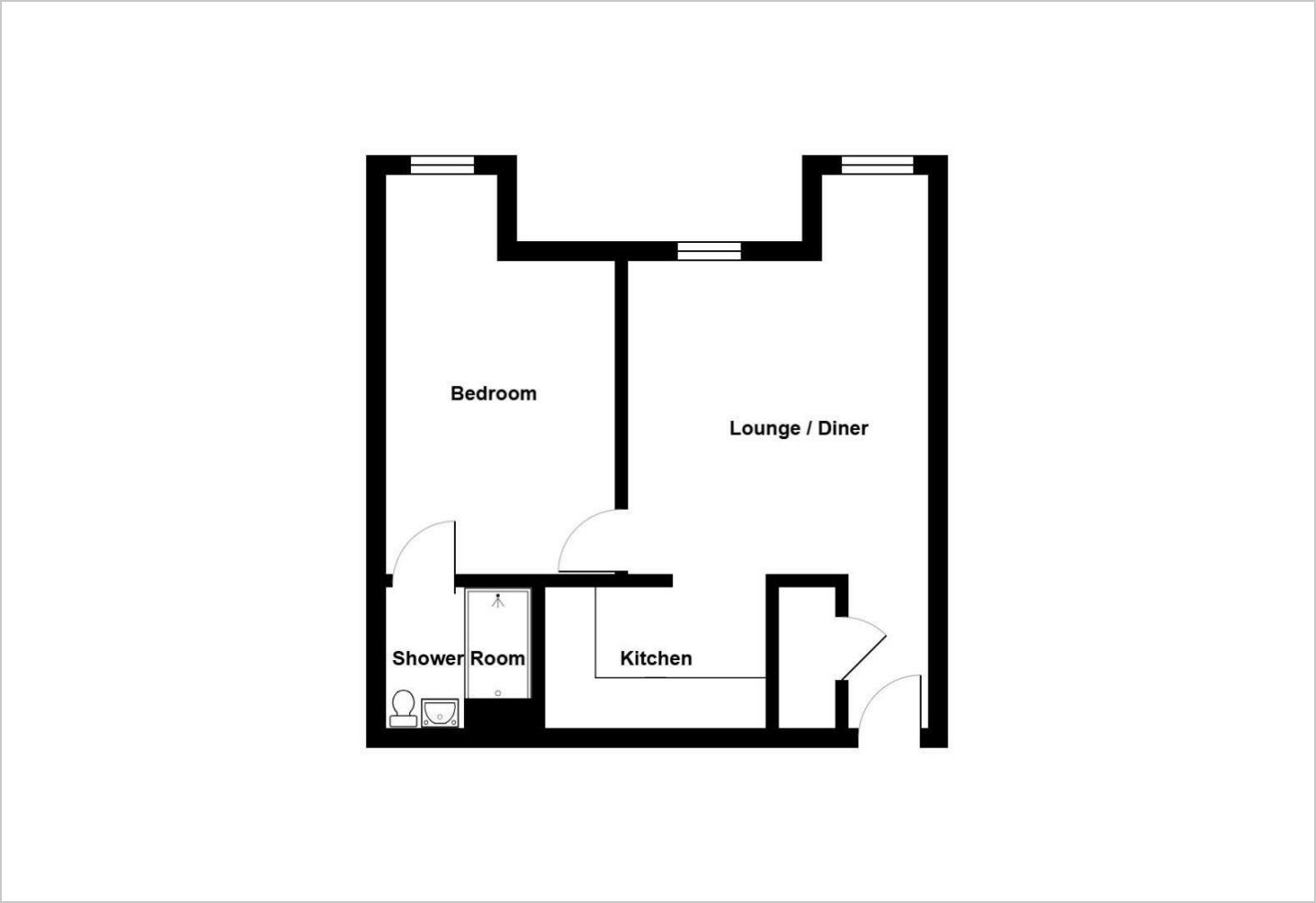
Hybrid Map



Terrain Map



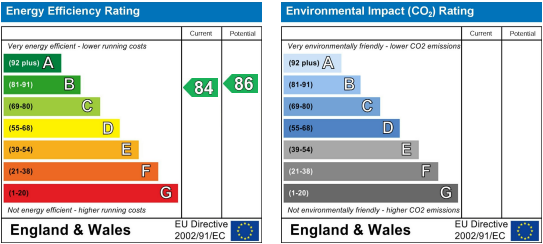
Floor Plan



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.