

HUNTERS[®]

HERE TO GET *you* THERE



Sycamore House, Woodland Court,

Partridge Drive, Downend, Bristol, BS16 2RD

£100,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this ground 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 ground floor in the block, Sycamore House and is offered for sale with no onward chain.

The accommodation in brief comprises; a lounge/diner with French doors leading onto a paved patio, a kitchen with an integral stainless steel oven, four ring ceramic hob and fridge. There is a wet room and a double bedroom with fitted wardrobes.

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 HALL

Door with security spy hole, leading into lounge/diner.

LOUNGE/DINER

18'0" x 12'3" (5.49 x 3.73)

Double glazed window to rear, coved ceiling, security alarm control panel, airing cupboard, electric wall heater, double glazed French doors leading onto a rear paved patio, access leading into kitchen and door leading into bedroom.

KITCHEN

8'5" x 6'0" (2.57 x 1.83)

Ceiling with recessed halogen spot lights, stainless steel single drainer sink unit with chrome mixer taps and tiled splash backs, range of fitted cream coloured Shaker style wall and base units incorporating an integral stainless steel Neff electric oven, four ring ceramic hob with cooker hood over, space for a low level freezer, integral fridge, square edged work surface.

BEDROOM

12'2" x 11'2" (3.71 x 3.40)

Double glazed window to rear, coved ceiling, fitted sliding mirror fronted wardrobe with hanging rail and shelving, TV point, telephone point, electric wall heater, door leading into bathroom.

WET ROOM

6'2" x 6'0" (1.88 x 1.83)

Ceiling with recessed halogen spot lights, light activated extractor fan, white suite comprising; W.C. with concealed cistern, wash hand basin with tiled splash backs and double fronted cupboard below and shaver point over, chrome shower system with

fitted seat and grab rails, heated towel rail. mostly tiled walls.

RESTAURANT

The development has it's restaurant for the residents to enjoy.

COMMUNAL GARDENS

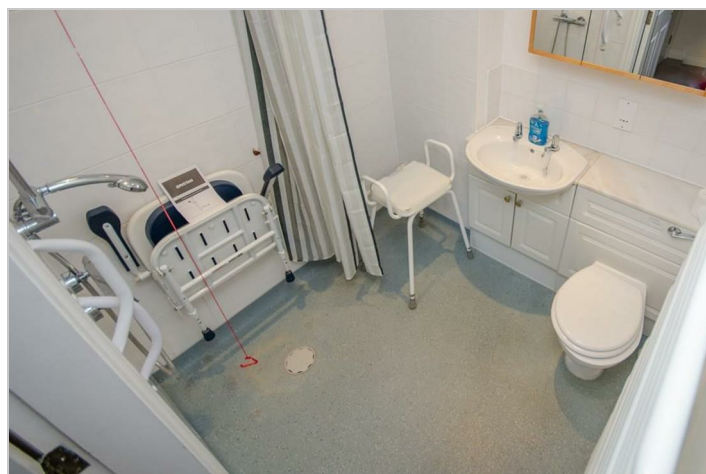
The development is surrounded by well kept communal gardens and water features.

COMMUNAL LOUNGE

The development has a communal lounge for all residents to socialise in.

COMMUNAL BAR

The communal bar and lounge area is run by the residents for the residents.



Road Map



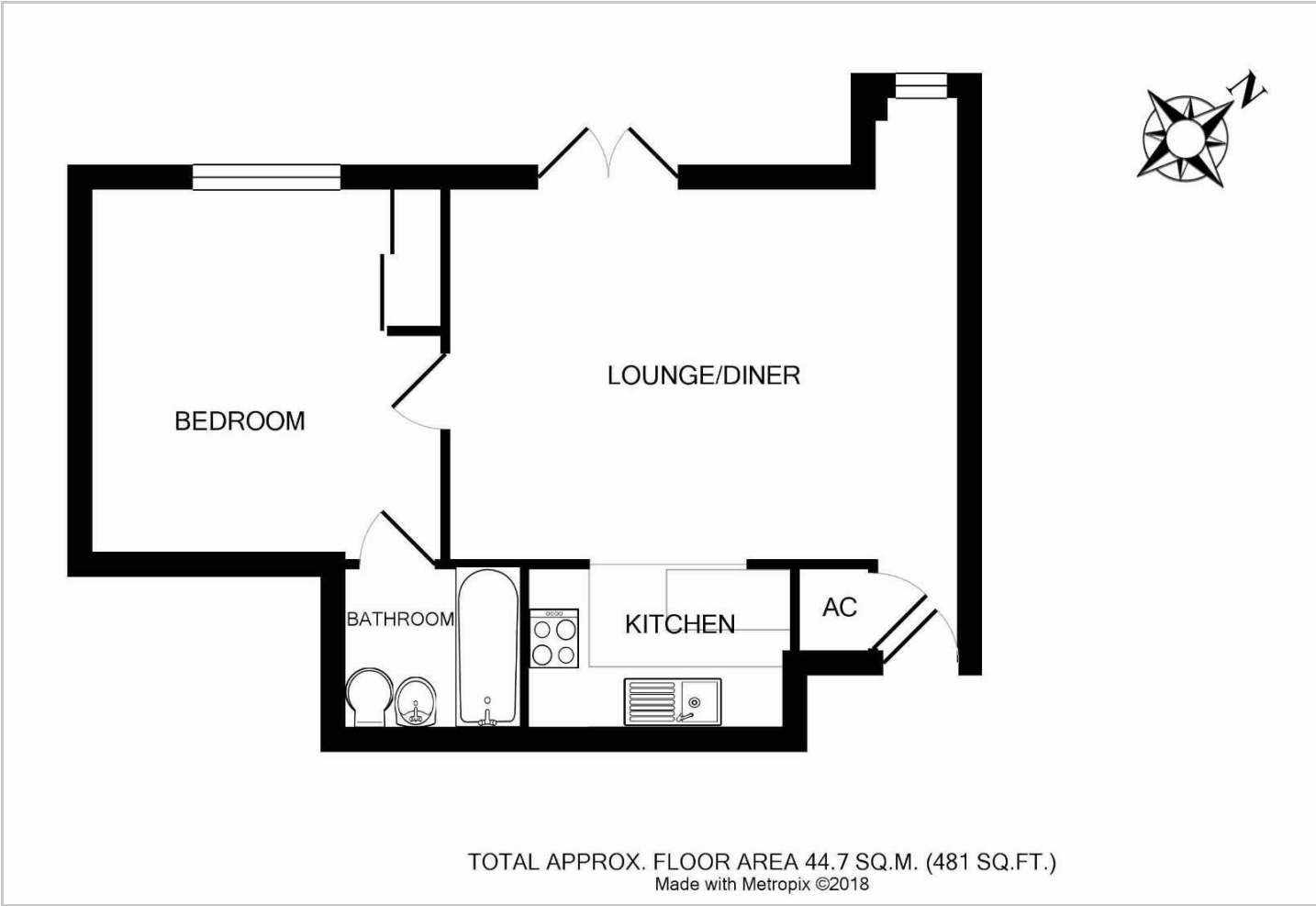
Hybrid Map



Terrain Map



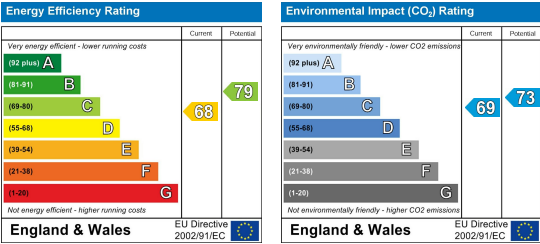
Floor Plan



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.