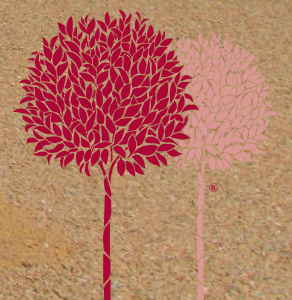




Apartment 2 Blackwell Mews
Redwood Drive, Failand, BS8 3DU

debbie fortune



Apartment 2 Blackwell Mews, 11 Redwood Drive, Failand, Bristol, BS8 3DU

Price: £495,000

- Lifestyle instantly improved
- Two double bedrooms
- Private terrace
- Use of onsite swimming pool, restaurant and gym
- Stunning sitting room
- No onward chain complications
- EPC rating B

DESCRIPTION

An ideal property for those looking to downsize to a more manageable form of luxury, whilst still enjoying the benefits of Clifton and its endless culture and evenings out.

Getting a little bit older does not mean you have to compromise on lifestyle - this stunningly presented luxury retirement village has been designed with imagination and convenience in mind. Contained within the beautifully maintained grounds there is the use of the heated indoor swimming pool, sauna, steam room and air-conditioned gym, as well as an in-house hair and beauty salon. Within the 15 acre grounds, there are also resident allotment spaces available, as well as numerous seating areas around to simply sit back and relax -and the main building (formerly the clubhouse for the Redwood Golf and Country club) houses the reception area (staffed 24/7), a gorgeous bar/brasserie specialising in delicious modern-British cuisine (the summer BBQ's on the terrace overlooking the cricket club are a big hit with residents and their families, grandkids included!), as well as beautiful "guest apartments", very handy for when you have people to visit for a few nights or more.

The grounds are totally safe and secure at all times of the day and night, with staff present and available 24/7 if needed.

The on-site facilities are designed to be family friendly – residents can use the pool with their grandchildren at allocated times each day, and the brasserie is open 365 days year (book early for Christmas day – it gets very busy with family groups getting together to celebrate!). Audley Redwood is right next to Old Bristolians Rugby/Cricket club, with direct access from the main terrace onto the OB grounds – absolutely brilliant for rugby and cricket lovers.

The apartment itself has a light and airy feel, perfectly situated on the ground floor so that those who would prefer an easy life can wander straight in past the double storage areas in the hallway and relax in the sitting room, which has pretty bay fronted windows and a door to the private terrace which overlooks lawns and woodlands (Audley is very much a pet-friendly setting, and the private terrace is secure for a dog if needed). The kitchen has been designed for those who love to cook and host dinner parties, with plenty of space for table and chairs as well as a high spec range of integrated appliances such as modern oven, hob, fridge, freezer, washing machine and dishwasher – additionally, it has under floor heating installed. Topping it off is a walk-in pantry, which has loads of space for storing things for when you have additional guests.



There is a double bedroom and bathroom plus the master bedroom has views over the gardens, built in wardrobe and has its own luxury wet room en-suite! There is plenty of visitor parking plus a space directly opposite the apartment which can be secured for £250 per annum. When it comes to downsizing, you really can still have what you're used to here... high-end, luxury facilities on your doorstep, and really lovely sense of community in a beautiful setting just 5 minutes' drive from Bristol.

SITUATION

Audley Redwood village is set within 15 acres of landscaped parkland, moments from Bristol. The village comprises 106 apartments and 20 cottages, all built to complement the local Georgian architecture. Experience an independent lifestyle in a beautiful and secure environment, where your property and gardens are maintained for you. When you move to Audley Redwood you automatically become a member of the Audley Club. Right on your doorstep, at the heart of your village and yours to use as you please. Members are also welcome to use the facilities at any of our Audley Clubs across the UK.

Types of facilities include:

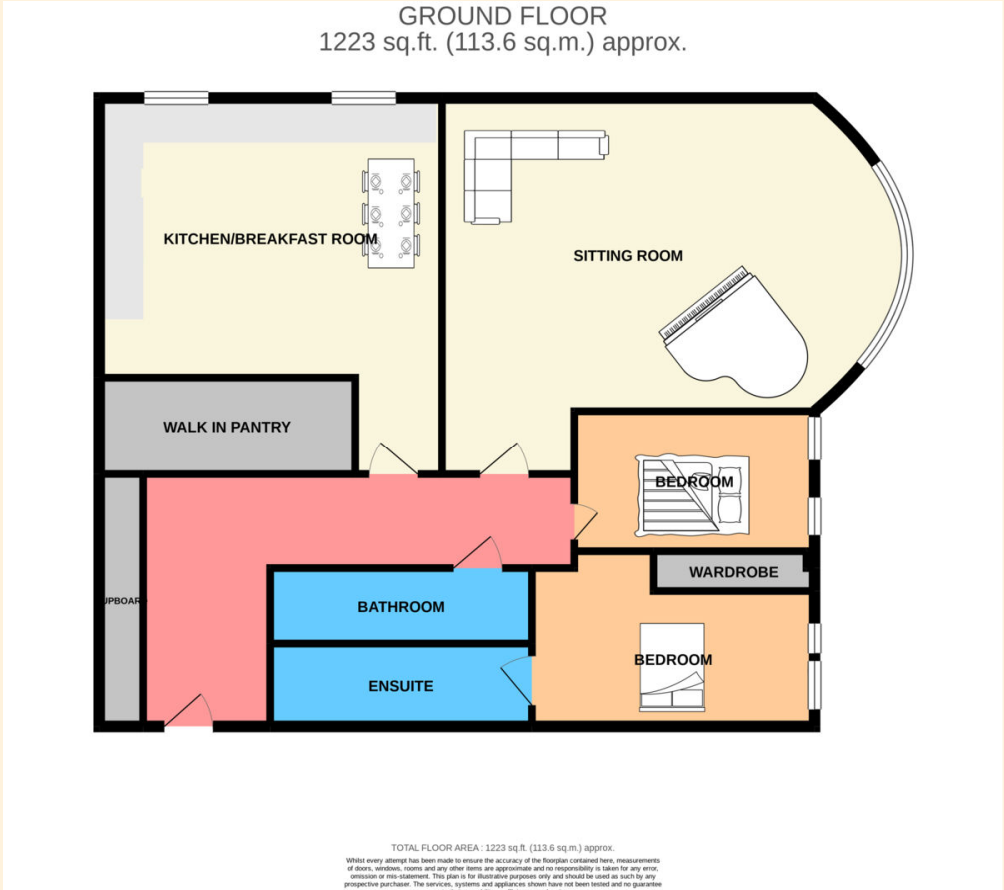
Fitness studio, Swimming pool and relaxation area, hair salon, spa therapies from The Hampton Clinic, Library and lounge (usually only open to owners), Restaurant and bar/bistro.

DIRECTIONS

From our Backwell office head towards Bristol on A370, after approx 1½ miles turn left into Station Road, Flax Bourton, go straight across at crossroads (B3130) & up Belmont Hill (B3129). Go straight across at the traffic lights onto Beggar Bush Lane and Audley Redwood will be found on the right-hand side. From the main entrance please park in the visitor parking and we will meet you at the main reception.

MEASUREMENTS

- SITTING ROOM** 19' x 15' 10" (5.79m x 4.83m)
- BEDROOM TWO** 10' x 9' 05" (3.05m x 2.87m)
- BEDROOM ONE** 14' 06" x 13' 07" plus wardrobes (4.42m x 4.14m)
- EN-SUITE WETROOM** 8' 09" x 5' 06" (2.67m x 1.68m)
- KITCHEN** 11' 05" x 14' 05" (3.48m x 4.39m)
- WALK-IN PANTRY** 6' 08" x 4' 01" (2.03m x 1.24m)
- BATHROOM** 7' 10" x 7' (2.39m x 2.13m)



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