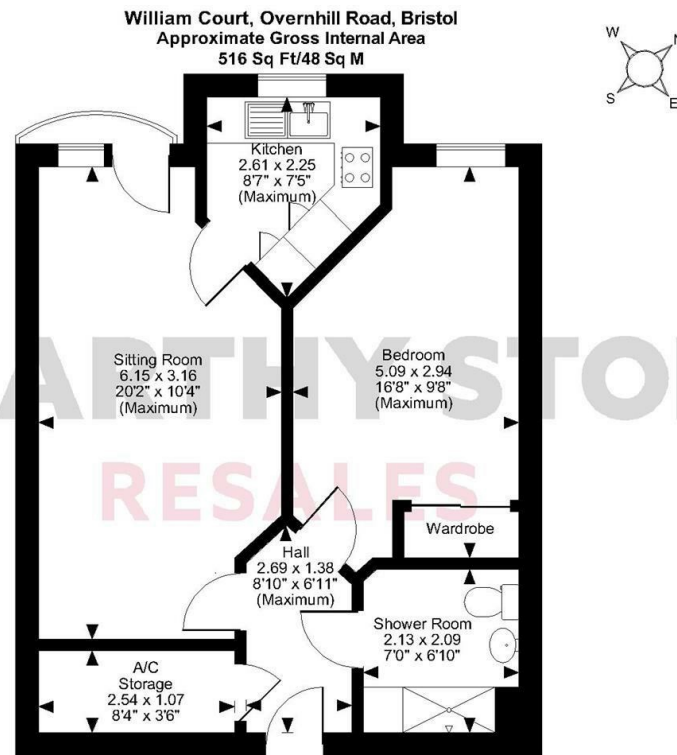


McCARTHY STONE RESALES

14 WILLIAM COURT

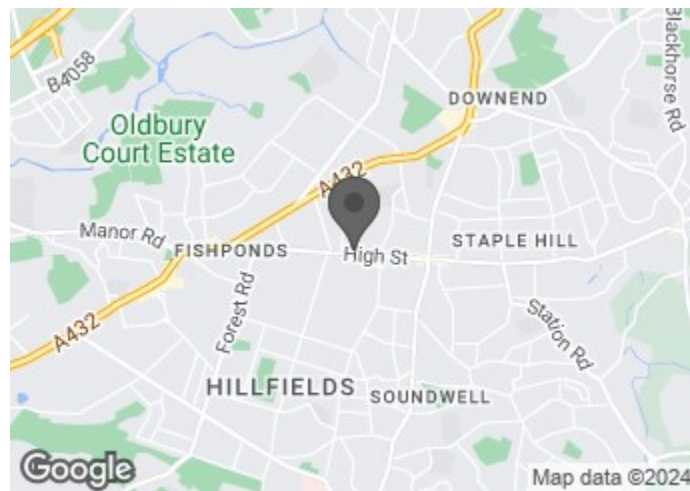
OVERNHILL ROAD, DOWNEND, BRISTOL, BS16 5FL



First Floor
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



McCARTHY STONE RESALES

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With a lovely view over the landscaped communal gardens from the Juliet balcony, this first floor, one bedroom retirement apartment is situated close to the lift service, allowing all the fantastic communal facilities to be easily accessible.

Pet Friendly* *Energy Efficient

PRICE REDUCTION

ASKING PRICE £163,000 LEASEHOLD

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

WILLIAM COURT OVERNHILL ROAD,

1 BEDROOMS £163,000

WILLIAM COURT

Constructed in 2011 by award-winning retirement home specialists McCarthy Stone, William Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager.

William Court is located within close proximity to both Downend and Staple Hill High Streets and the development enjoys excellent communal facilities including a homeowner's lounge, laundry room and beautiful landscaped gardens. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge of £30 per night applies. It's so easy to make new friends and to exercise both body and mind at William Court.

This is a very sociable development and there are always plenty of regular activities to choose from including; fitness classes, coffee mornings, games and quiz nights, table tennis, snooker, seasonal and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

THE LOCAL AREA

Downend is well served by local transport links, making it an excellent location for commuters. The area has good access to the Avon Ring Road (A4174) and the M4 and M32, and the number five bus service runs regularly between Downend and Bristol city centre.

If you fancy a bite to eat, there are plenty of restaurants in Downend itself. Right in the centre on Downend Road, there's The Horseshoe, which offers classic pub fare. There's also The Tamarind, serving Indian cuisine, Mezza at the Green Dragon, which serves Greek, Spanish, Chinese, Moroccan and Mexican Mezza (small) dishes, ItAlB, an Italian restaurant and a local coffee shop called The Beehive House. Alternatively, residents can head into central Bristol, where they'll find an array of restaurants to suit all tastes.

If the sun's shining in Downend, there are a number of outdoor spaces to choose from. The King George V Playing Fields is the largest green space in the area, and is used by a number of local sports teams. There is also Lincombe Barn Park and Woods, as well as access to the Bristol-Bath Cycle Path, which is part of the National Cycling Network. Slightly further afield in Hambrook, there's Pirate Bay Adventure Golf, an 18 hole course that caters for

parties and events.

In the centre of Downend, there's a Sainsbury's Local, as well as a range of stores, including a Co-operative pharmacy, florist and furniture show room. There are also a number of banks along Badminton Road, such as HSBC and Lloyds TSB.

The areas surrounding Downend are home to a number of the major supermarkets, including a Morrisons in Fishponds, a Sainsbury's in Emerson's Green and an Iceland in Staple Hill. Residents can, of course, travel into central Bristol and visit Cabot Circus

Downend is well served by local amenities. Downend Library is centrally located and offers all of the expected facilities, as well as a range of events including stories and songs for under-5s and coffee mornings.

There are also a number of health centres, such as Christchurch Family Medical Centre and Willow Surgery.

ENTRANCE HALL

Front door with spy hole leads to the entrance hall. There is a 24-hour emergency response pull cord system and sophisticated intercom entry system that can provide both a audio and visual link (via the Home Owners TV) to the main development entrance door. Large walk-in storage cupboard has light and shelving and houses both the Gledhill hot water tank and the Vent Axia heat exchange unit. Illuminated light switches and smoke detector.

LIVING ROOM

A bright and airy room with a double-glazed French door and matching side-panel opening to a Juliet balcony overlooking the beautiful landscaped communal gardens and pond. Feature fireplace with inset electric fire, TV and phone point. Feature glazed-panelled door leads to the kitchen.

KITCHEN

With a double-glazed window overlooking the gardens. Range of 'Maple effect' fronted fitted wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a ceramic four-ringed hob with a stainless-steel chimney style extractor hood, waist level single oven and concealed fridge and freezer. Extensively tiled walls and fully tiled floor.

DOUBLE BEDROOM

Double-glazed window overlooking the gardens. Built in wardrobe with mirrored sliding doors. TV and phone point.

SHOWER ROOM

A modern white suite comprising level access walk in shower with

glazed screen, W.C., vanity washbasin with under sink cupboard below and mirror and light above. Heated towel rail and emergency pull cord.

CAR PARKING

Parking permits are available on a first come, first served basis and are at a cost of £250 per annum. Please check with the House Manager on site for availability.

SERVICE CHARGE

What your service charge pays for:

- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £3,350.41 per annum (up to financial year end 31/03/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.

(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASE INFORMATION

Lease Length: 125 years from the 1st June 2011

Ground Rent: £425 per annum

Ground Rent Review date: June 2026

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

