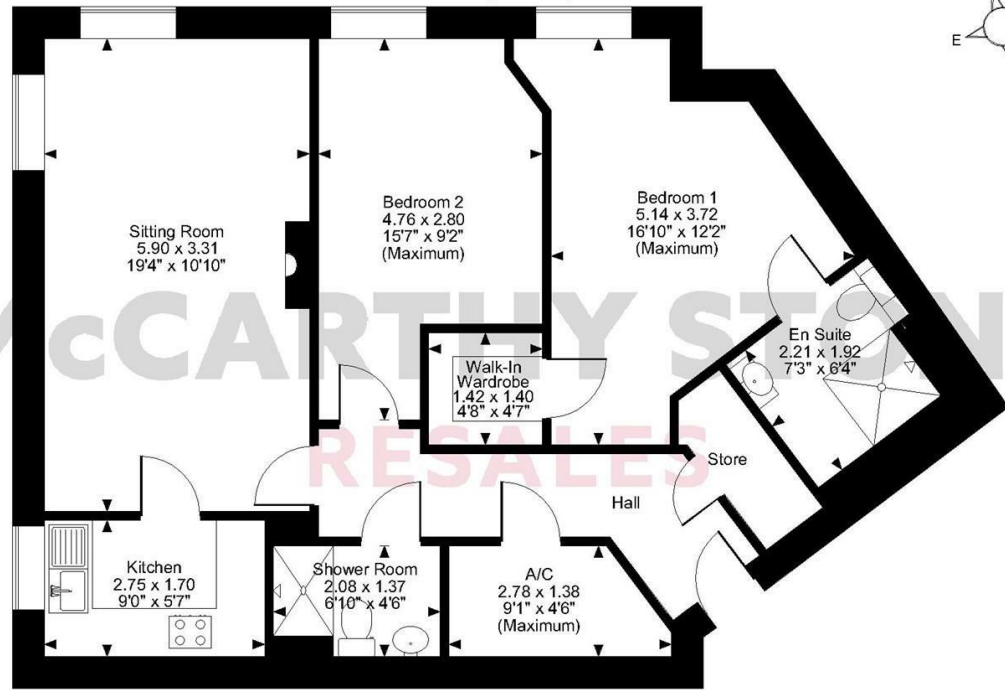
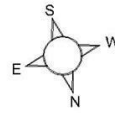


William Court, Overnhill Road, Bristol
Approximate Gross Internal Area
792 Sq Ft/74 Sq M

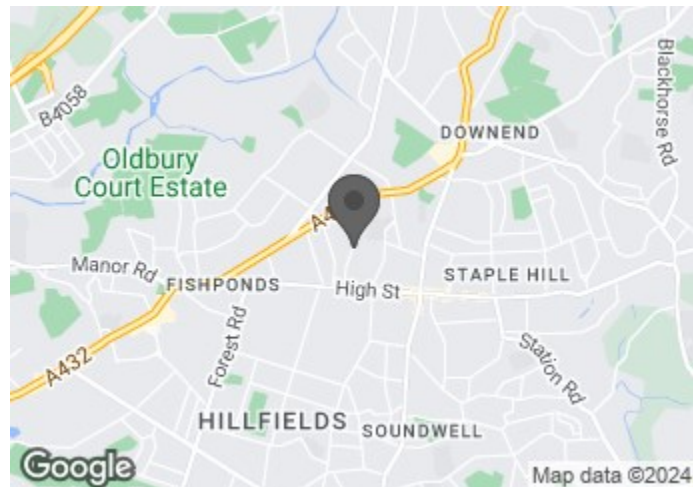


First Floor

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: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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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McCARTHY STONE RESALES

20 WILLIAM COURT OVERNHILL ROAD, DOWNEND, BS16 5FL



Located on the first floor, this two bedroom, dual aspect retirement apartment is very well presented and is situated within close access to the lift, which serves all floors, making all the fabulous communal facilities easily accessible.

Pet Friendly *Energy Efficient*

ASKING PRICE £225,000 LEASEHOLD

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

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

WILLIAM COURT, OVERNHILL ROAD, DOWNEND, BRISTOL, BS16 5FL

INTRODUCTION:

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 who oversees the smooth running of the development.

William Court is in a much-favoured residential location within close proximity to both Downend and Staple Hill High Streets. The development enjoys excellent communal facilities including a homeowner's lounge, laundry, scooter store 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 £25 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.

ENTRANCE HALL

Having a solid entrance door with spy-hole, security intercom system that provides both a visual (via the home-owner's TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store/airing cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water. In addition the separate heat exchange system supplies hot water to the underfloor heating system, which serves the entire flat and is included in the service charge.

LIVING ROOM:

A spacious and bright dual aspect room with double-glazed windows with a pleasant outlook and focal-point fireplace with an inset electric fire. Feature glazed panelled door leads to the kitchen.

KITCHEN:

With a double-glazed window and pleasant view. Quality range of 'Maple effect' fitted units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic 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.

MASTER BEDROOM:

A generous size double bedroom with walk-in wardrobe with auto light, ample hanging space and shelving. Door to en-suite facilities.

EN-SUITE

Modern white sanitary ware comprising; close-coupled WC, vanity unit with inset wash basin with cupboards below and mirror, strip light and shaver point over, shower cubicle with a thermostatically controlled adjustable shower. Fully tiled walls and floor, electric heated towel rail, emergency pull cord.

BEDROOM TWO:

A double bedroom with double-glazed window.

SHOWER ROOM

Modern white sanitary ware comprising; a close-coupled WC, Pedestal wash-hand basin with mirror, strip light and shaver point over, wet room styled walk-in level access shower with a thermostatically controlled adjustable shower. Fully tiled walls and floor, electric heated towel rail and emergency pull cord.

SERVICE CHARGE:

The service charge includes -

- Water rates for communal areas and apartments
- Individual underfloor heating charges are covered within the service charge
- Electricity, heating, lighting and power to communal areas
- Cleaning of communal windows and exterior of apartment windows
- The laundry room
- The cost of the excellent House Manager who oversees the smooth running of the development
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

2 BED | £225,000

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £5,025.61 per annum (per financial year ending 31/03/2025)

FURTHER INFORMTAION:

There are beautiful landscaped communal gardens with a pretty pond. Private car parking is available with a yearly permit at an annual charge of around £250 per annum (subject to availability) Economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principle room, along with efficient underfloor heating.

GROUND RENT:

Ground Rent: £495 per annum
Ground Rent review date: June 2026

LEASE:

125 years from June 2011

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.

ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

