



**Olive Tree Court Chessel Drive, Patchway Bristol BS34 5GD**

**welcome to**

## **Olive Tree Court Chessel Drive, Patchway Bristol**

A modern and spacious third floor retirement apartment found in the Olive Tree Court development of Charlton Hayes, with excellent facilities to support the residence, high gloss kitchen, two double bedrooms and open plan living/dining room, with off street parking. Call for further details.

### **Entrance Hall**

Door from the communal hallway, two storage cupboards, access to all rooms.

### **Lounge**

14' 8" max x 10' 10" ( 4.47m max x 3.30m )

Double glazed window, carpeted flooring, TV point, electric heater, opens out into the kitchen.

### **Kitchen**

7' 6" x 7' 6" ( 2.29m x 2.29m )

Opens out into the living room, a range of high gloss wall and base units, built in oven and ceramic electric hob with stainless steel extractor hood over, inset stainless steel sink drainer with mixer tap over, space and plumbing for washing machine, space for fridge/freezer.

### **Bedroom One**

11' 9" max x 10' 7" max ( 3.58m max x 3.23m max )

Double glazed window, carpeted flooring, electric heater, fitted wardrobes.

### **Bedroom Two**

13' 7" x 11' 7" ( 4.14m x 3.53m )

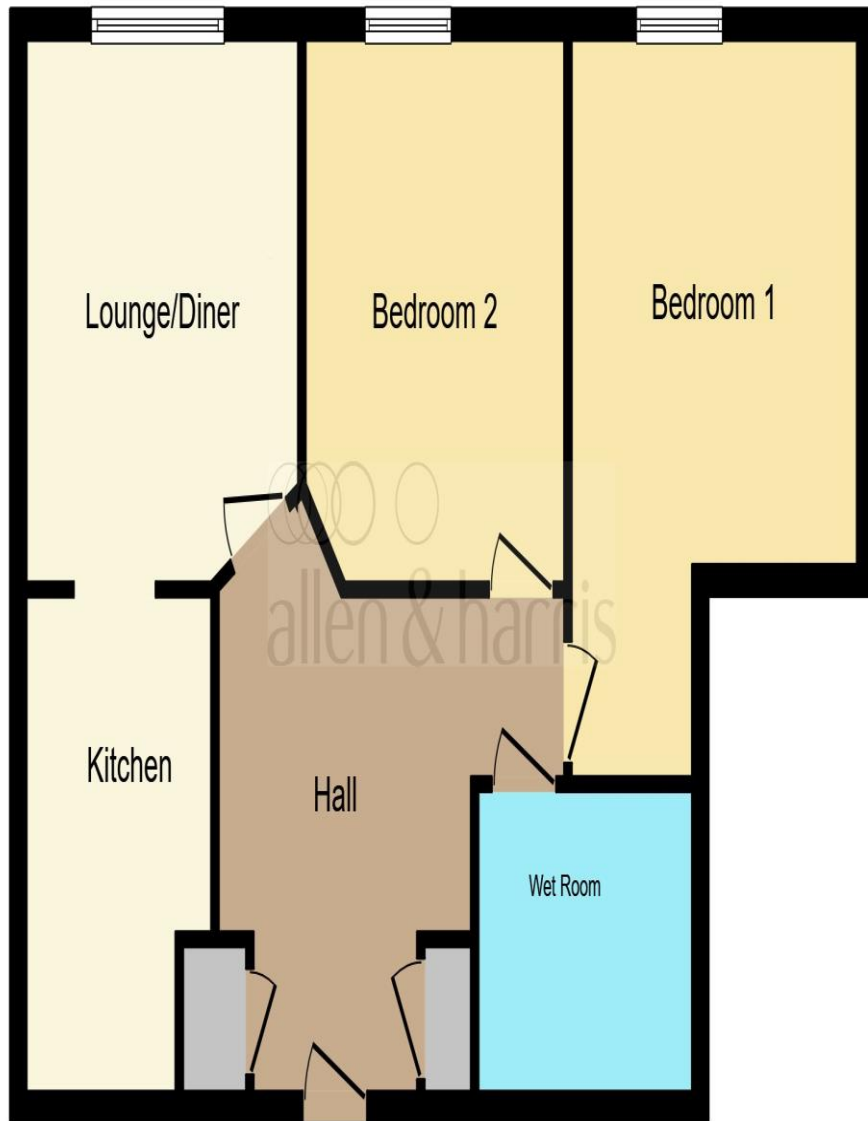
Double glazed window, carpeted flooring, electric heater.

### **Bathroom**

Wet room with shower over, low level WC, pedestal hand wash basin, tiled walls with extractor fan, heated towel rail.

### **Agents Note**

The sale of the property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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**Olive Tree Court Chessel Drive,**  
**Patchway Bristol**

- NO ONWARD CHAIN
- OLIVE TREE COURT RETIREMENT RESIDENCE
- TWO DOUBLE BEDROOMS
- 24-HOUR EMERGENCY CALL OUT
- SHOWER ROOM

Tenure: Leasehold EPC Rating: C

**£210,000**



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This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Nov 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
STG109021 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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