



Connells

William Court Overhill Road
Downend Bristol



Property Description

Connells are proud to bring to the market this lovely development which is for residents over the age of 60 for independent living. This development has plenty to offer with communal facilities to be enjoyed by all the residents. These include a communal lounge and kitchen as well as communal garden with plenty more to offer on site

In brief this well-kept apartment has spacious bedroom, bathroom, a fitted kitchen and generous living room which leads to your own private patio garden.

This property location is also a huge positive with local transport links close by, Downend and Staple hill are the two main high streets which are conveniently located close to this development, they offer many amenities including, Doctors, Post-Office, Supermarket as well as Coffee shops and many other local shops.

Call Connells to arrange your viewing!



Communal Entrance

Access via key or keypad, access to communal areas as well as apartment.

Communal Lounge

Access to the Communal Lounge - picture shown for reference.

Entrance Hallway

Entry in from communal hallway, doors off to principal rooms and a storage cupboard.

Lounge

23' x 10' 8" (7.01m x 3.25m)

Double glazed window to the rear aspect, double glazed door leading to the outside space, electric fireplace set upon a hearth with a mantel over, timber and glazed doors to the Kitchen and Hallway, carpeted floor and under floor heating.

Kitchen

8' 1" x 7' 4" (2.46m x 2.24m)

Double glazed window to the rear aspect, a range of wall and base units with worktops over and tiled splashbacks, single bowl sink and drainer with a mixer tap, mid-level electric oven electric hob with extractor over and an integrated fridge freezer.

Bedroom

16' 5" x 9' 5" (5.00m x 2.87m)

Double glazed window to the rear aspect, built-in wardrobe, carpeted floor and under floor heating.

Shower Room

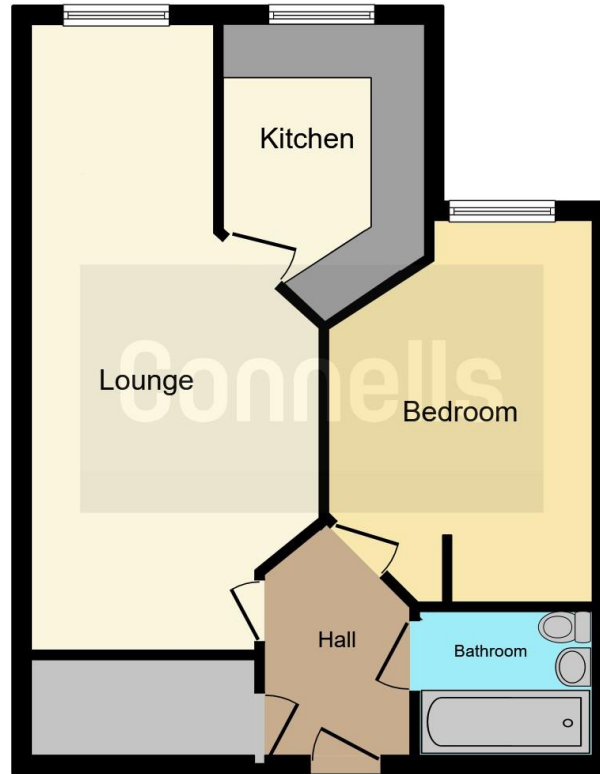
Walk in shower cubicle with glass shower screen, wash hand basin inset into vanity unit, low level flush WC, under floor heating and fully tiled.

Outside

Low maintenance garden, with patio area and shrubs surrounding.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/EME306155

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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