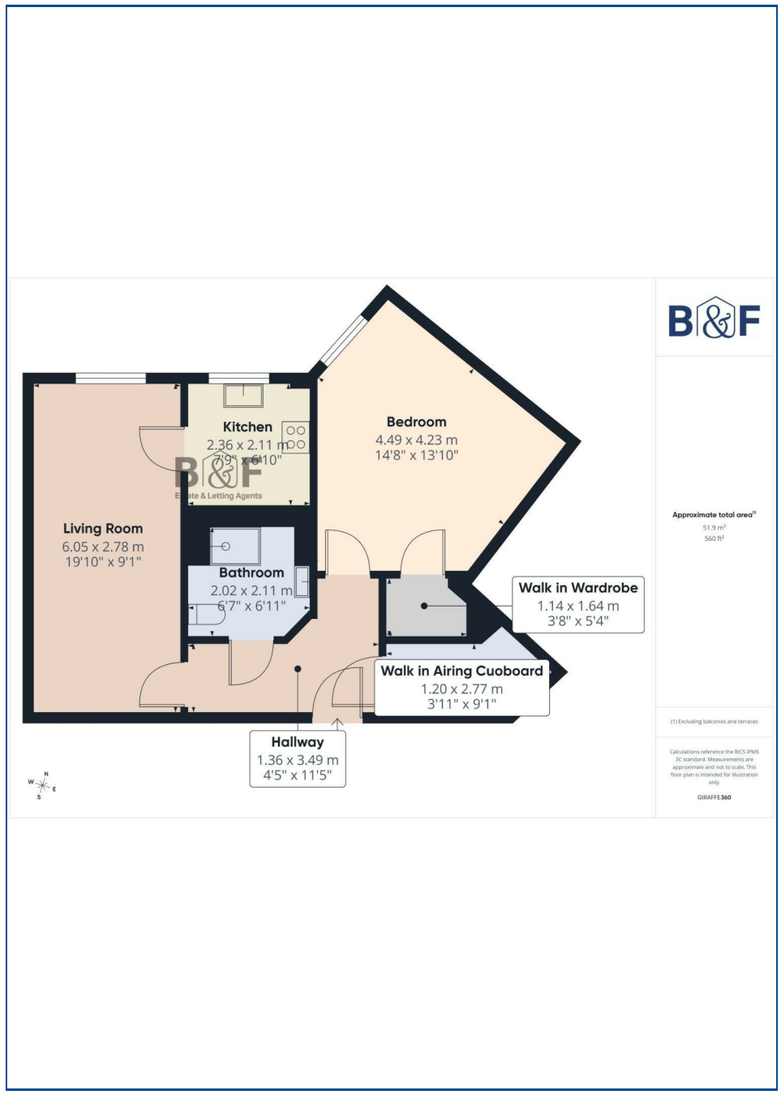
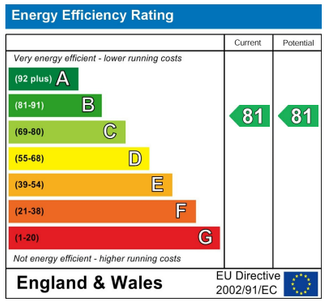
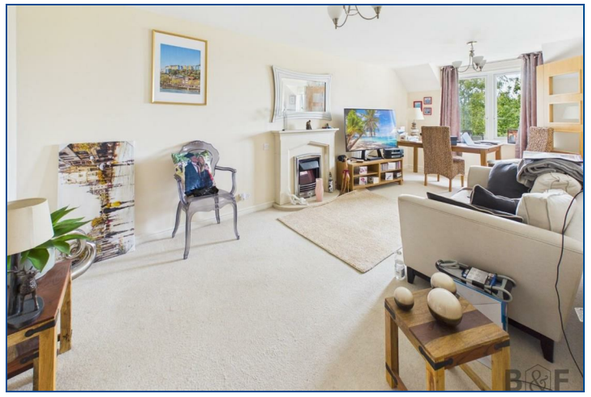


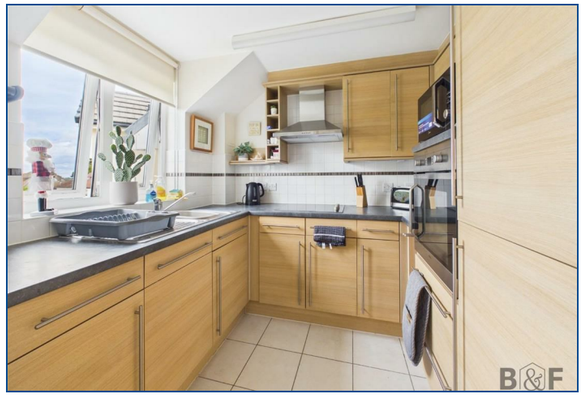
Brunt & Fussell

t: 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ

- No Onward Chain
- Deceptively Spacious
- Fitted Kitchen
- Walk in Wardrobe
- Lovely Communal Gardens
- Excellent Condition
- Lounge/Dining Room
- Large Bedroom
- Wet room
- Must Be Viewed







MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

38 William Court, Downend, Bristol, BS16 5FL
£150,000

Hallway

Walk in Airing Cupboard

Lounge/Dining Room

Fitted Kitchen

Bedroom

Walk in Wardrobe

Wet Room

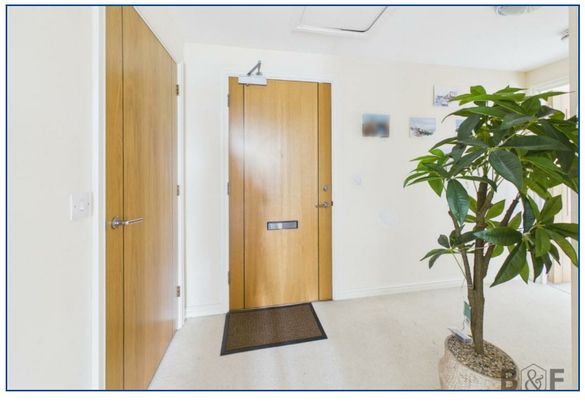
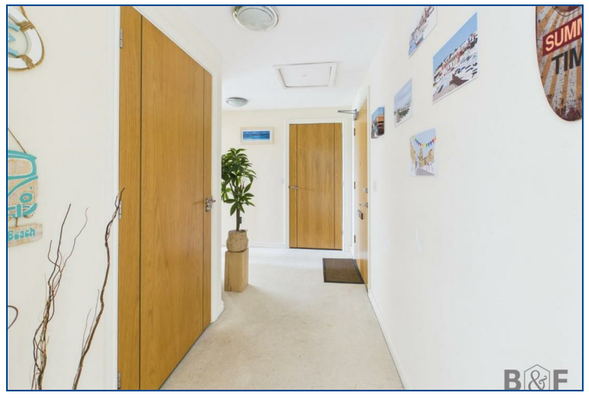
Communal Gardens

Offered with no onward chain, is this splendid one bedroom purpose built first floor retirement apartment. The property was built approximately 11 years ago and is in excellent condition throughout. The accommodation is deceptively spacious in size and comprises hallway with entry video phone, lounge/dining room, fitted kitchen, large bedroom with walk-in wardrobe, and wet room. Other benefits include double glazed windows and underfloor heating. Outside there are delightful communal gardens and allocated parking at an additional cost of £250 per annum. The property benefits from a lift, laundry room and communal lounge and kitchen if required.

Situated on this sought after complex close to the amenities of Downend, Staple Hill and Fishponds.

We fully recommend an early internal inspection.

Council Tax B. Energy Rating B.

Leasehold 984 years remaining. Service Charge £3508 per annum.

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR **