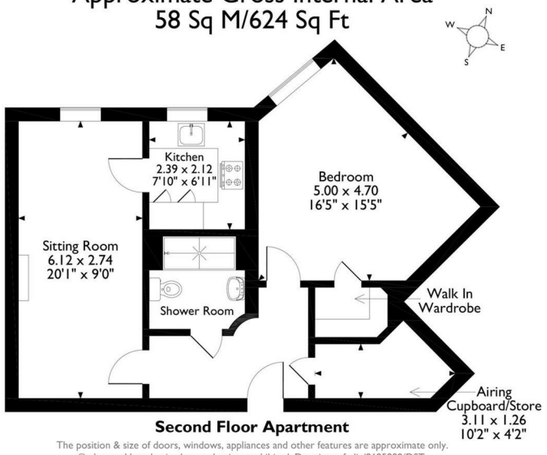
Excellent

Trustpilot

McCarthy & Stone
Resales.

William Court, Flat 38, Overnhill Road, Bristol
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Second Floor Apartment

The position & size of doors, windows, appliances and other features are approximate only.
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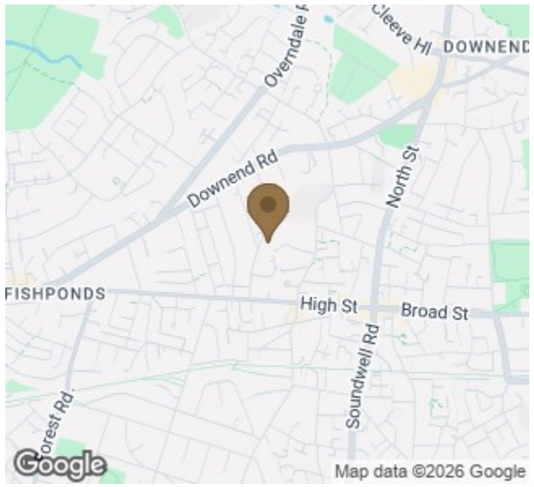

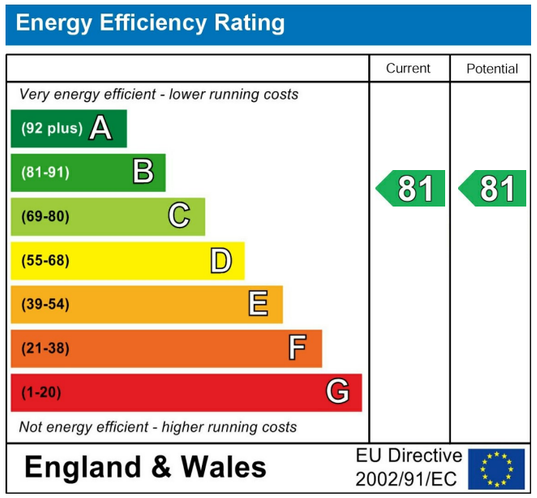

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McCarthy & Stone Resales Limited
Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ
Registered in England and Wales No. 10716544

The Property Ombudsman

38 William Court

Overnhill Road, Downend, Bristol, BS16 5FL

1 1 Council Tax Band: C

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 38 William Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £150,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- Top Floor Apartment - Lift Access To All Floors
- Well Equipped Kitchen With Integrated Appliances
- Living Room With Outlook Over Communal Gardens & Pond
- Double Bedroom With Walk In Wardrobe
- Bathroom With Walk In Shower
- Homeowners Lounge Where Social Events Take Place
- 24-Hour Emergency Call System & Security Entry System
- House Manager Oversees The Smooth Running Of The Development
- Guest Suite Available For Visiting Friends & Family
- Underfloor Heating & Water Included Within Service Charge

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

38 William Court, Bristol

1 | 1 | Asking price £150,000

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 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, Mezze at the Green Dragon, which serves Greek, Spanish, Chinese, Moroccan and Mexican Mezze (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.

38 William Court
Beautifully presented top floor retirement apartment with a pleasant outlook over the landscaped communal gardens.

No.38 is ideally positioned on the top floor of William Court, enjoying a lovely outlook across the beautifully maintained landscaped communal gardens. The well presented accommodation offers a comfortable and practical layout, comprising a generous living room with a modern feature fireplace, providing a welcoming space to relax and entertain. The well equipped kitchen is fitted with a range of integrated appliances, while the spacious double bedroom benefits from a useful walk-in wardrobe. The apartment is further complemented by a modern bathroom with a level access shower, providing ease and convenience.

A particularly useful large walk-in airing cupboard/store is located off the entrance hall, providing excellent additional storage. The North/West-facing aspect provides a pleasant outlook with softer natural light and the opportunity to enjoy afternoon and evening sunshine. The apartment is also conveniently situated close to the lift, making access around the development particularly easy.

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.

Additional Information & Services
- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Social Lifestyle
The Communal Lounge is at the heart of the community at William Court and is where the majority of social gatherings take place. Regular activities can include; coffee mornings and afternoons, games nights, Chair Yoga, quiz and movie nights. They're a perfect opportunity to meet your neighbours and make new friends, but there's never any obligation to join in, you can socialise as much or as little as you want.

Landscaped Gardens
The communal lounge opens onto beautiful, landscaped gardens with seated patio areas, offering a scenic place to relax and chat with friends, particularly in the summer months. All communal areas are maintained by Your McCarthy Stone, so you can relax and enjoy them with new found friends.

Lifestyle Services
Lifestyle Services at William Court are designed to make everyday life easier, giving you more time to enjoy your retirement. From help with household tasks such as cleaning, laundry and shopping, to support with collecting prescriptions and other day-to-day errands, services can be tailored to your needs. Delivered by friendly on-site teams, Lifestyle Services provide added convenience, reassurance and flexibility, helping you maintain your independence while enjoying the lifestyle you want.

Service Charge
What your service charge pays for:

- Underfloor Heating Within Apartments
- 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 annual service charge is £3,508.83 for financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to

Lease
Lease: 125 years from the 1st June 2011
Ground Rent: £425 per annum
Ground Rent Review: 1st June 2041

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.
- 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.