

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



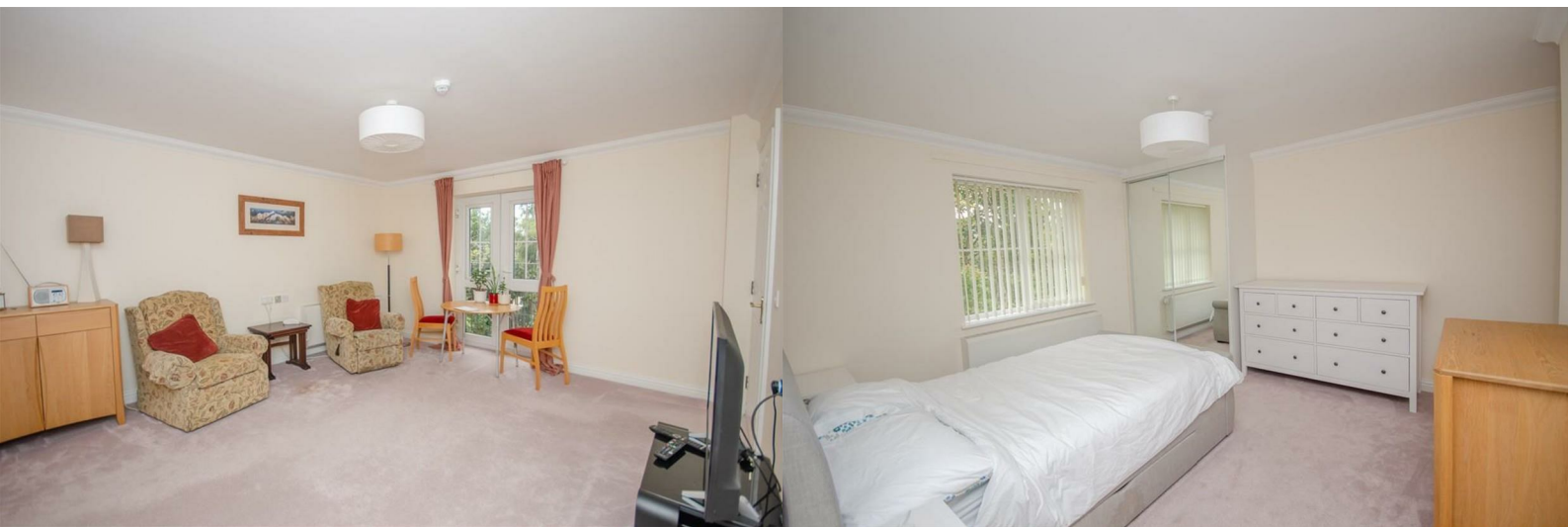
## Chestnut House

Woodland Court, Downend, BS16 2RE

£80,000



Council Tax: C



# 15 Chestnut House

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this first floor retirement apartment which is located in the popular development of Woodland Court.

Woodland Court is situated in a secluded position which is accessed via a private driveway in Downend and offers the opportunity for residents to enjoy their independence, together with the option to call upon professional care and support to suit changing requirements and needs.

This development is managed by Brunelcare and offers an excellent choice of social and leisure facilities to enjoy which include; a restaurant, bar and lounge area, as well as mini-bus trips to local shops, supermarkets and a weekly trip further afield. Woodland Court has over fifty self contained apartments which are situated in four separate blocks. These blocks are all surrounded by well kept communal gardens. All apartments are designed to offer independence, together with peace of mind and security for when you feel the time is right for you to seek a degree of support.

This particular flat is situated on the first floor in the block, Chestnut House and is offered for sale with no onward chain.

The accommodation in brief comprises; lounge, kitchen with an integral oven & hob, a shower room and a double bedroom with fitted wardrobe.

Additional benefits include; gas heating, and uPVC double glazed windows.

An internal viewing inspection is highly recommended to fully appreciate all that this extremely popular development has to offer.

## ENTRANCE

Door leading into lounge.

## LOUNGE

14'4" x 13'5" (4.37m x 4.09m)

uPVC double glazed French doors to rear with Juliet balcony, coved ceiling, TV aerial point, telephone point, radiator, door leading into bedroom and access into kitchen.

## KITCHEN

9'0" x 4'5" (2.74m x 1.35m)

Ceiling with recessed LED spot lights, single drainer sink unit chrome mixer tap with tiled splash backs, fitted wall and base units incorporating an integral electric oven, four ring ceramic hob with extractor fan over, plumbing for washing machine, space for an under the counter fridge/freezer, roll edged work surface, radiator.

## BEDROOM

12'4" x 12'2" (3.76m x 3.71m)

uPVC double glazed window to rear, coved ceiling, fitted mirror sliding fronted wardrobe with hanging rail and shelving, TV aerial point, radiator, emergency exit into communal hall, door leading into shower room.

## SHOWER ROOM

8'0" x 6'3" (2.44m x 1.91m)

White suite comprising; W.C. wash hand basin with light with shaver point over and white high gloss cupboard below and shower cubicle with a Triton shower system, heated towel rail, tiled splash backs, light activated extractor fan.

## COMMUNAL AMENITIES

## RESTAURANT

The development has its own restaurant for the

residents to enjoy and a menu that caters for all tastes and dietary requirements.

### COMMUNAL LOUNGE & BAR

The residents have two communal lounges to socialise in. The larger lounge also has a residents bar.

### COMMUNAL GARDENS

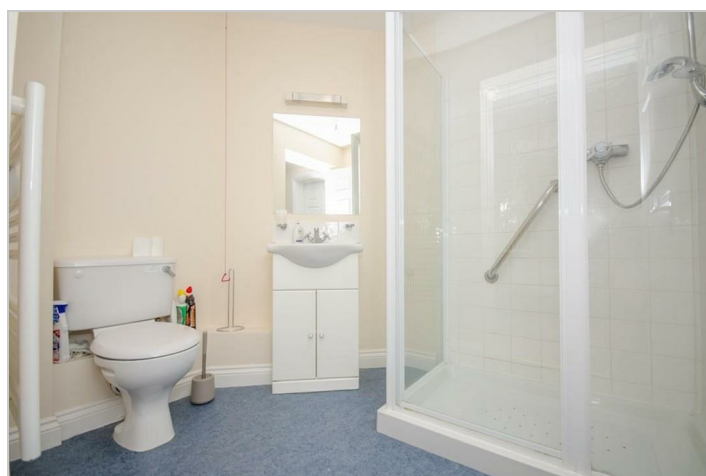
The development is surrounded by well maintained communal gardens with a centre piece water feature.

### OFF STREET PARKING

The development has parking spaces, but these are not allocated.

### ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



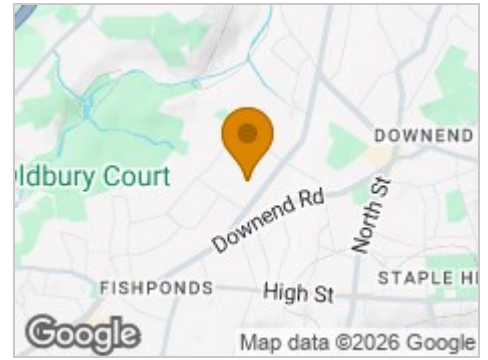
## Road Map



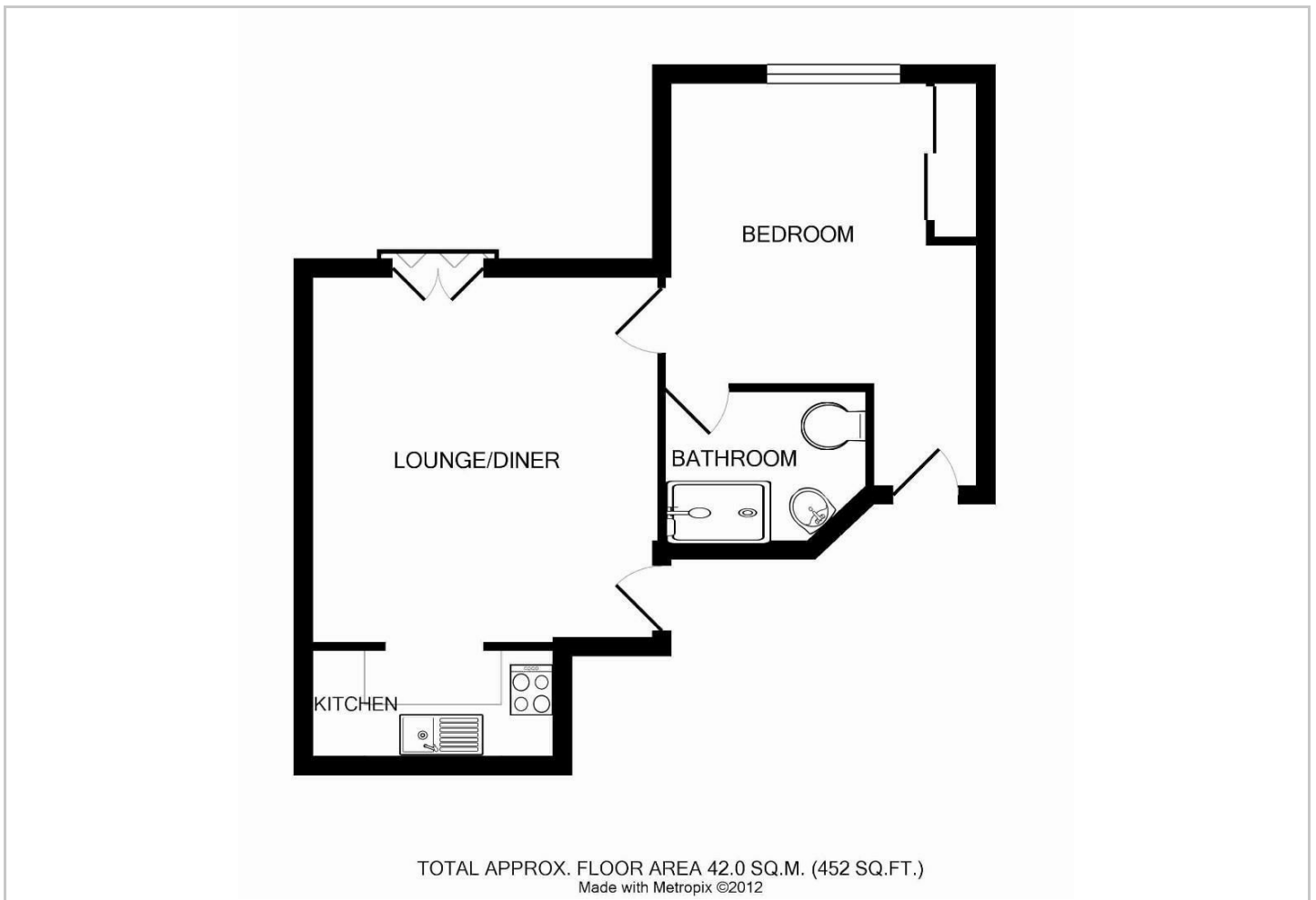
## Hybrid Map



## Terrain Map



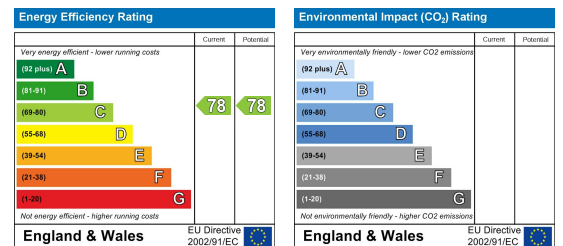
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.