

# HUNTERS<sup>®</sup>

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## Whitebeam House

Woodland Court, Partridge Drive, Downend, BS16 2RB

£100,000



Council Tax:



# 10 Whitebeam House

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this 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, Whitebeam House and is offered for sale with no onward chain.

The accommodation in brief comprises; a large lounge/diner with uPVC double glazed French door with a Juliet balcony, a modern high gloss fitted kitchen with an integral oven & hob, and a tall fridge freezer, a wet room and a double bedroom with fitted wardrobe.

Additional benefits include; electric heating, and double glazed windows.

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

## ENTRANCE

Via an electronic door with a security spy hole, leading into an entrance hall.

## ENTRANCE HALL

Ceiling with recessed LED spot lights, coved ceiling, airing cupboard, security entry phone, electric wall heater, doors leading into lounge/diner and bedroom.

## LOUNGE/DINER

22'3" x 14'7" narrowing to 10'6" (6.78m x 4.45m narrowing to 3.20m)

Coved ceiling, fireplace housing an electric flame effect fire, TV aerial point, electric wall heater, telephone point, uPVC French door with Juliet balcony, access leading into kitchen.

## KITCHEN

10'4" x 6'3" (3.15m x 1.91m)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and splash back, range of white high gloss fitted wall and base units with under pelmet lighting and soft close doors and drawers incorporating a stainless steel Neff integral electric oven with four ring induction hob with stainless steel cooker hood over, tall fridge freezer, plumbing for washing machine, roll edged work surface.

## BEDROOM

12' 1" x 10'5" (widest point) (3.66m 0.30m x 3.18m (widest point) )

Double glazed window to rear, coved ceiling, telephone point, TV aerial point, range of sliding fronted fitted wardrobes with shelving and hanging rails, electric wall heater, door leading into wet room.

## WET ROOM

7'8" x 6'2" (2.34m x 1.88m)

Ceiling with recessed LED spot lights, white suite comprising W.C. with concealed cistern, wash hand basin inset into a vanity unit and chrome shower system with grab rail and fitted seat, tiled splash backs, shaver point, light activated extractor fan, heated towel rail.

## 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.

### 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.



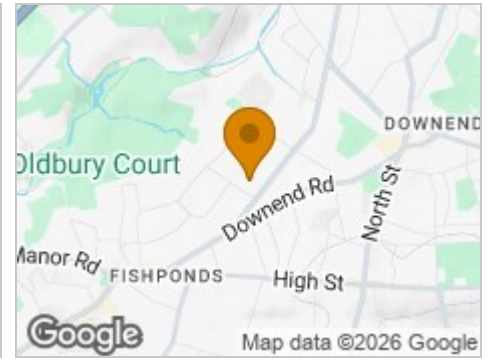
## Road Map



## Hybrid Map



## Terrain Map



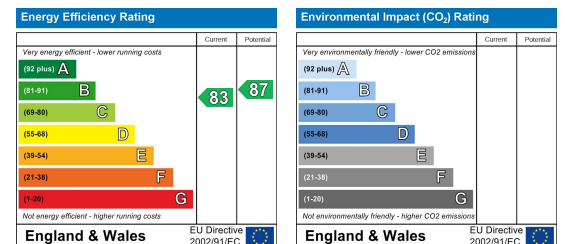
## Floor Plan



## 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.