HUNTERS®

HERE TO GET *you* THERE



Whitebeam House

Woodland Court, Downend, BS16 2RB

£120,000

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Council Tax:





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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented ground 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 ground floor in the block, Whitebeam House and is offered for sale with no onward chain.

The accommodation in brief comprises; a lounge/diner with uPVC double glazed French doors leading onto a paved patio which overlook well maintained communal gardens, a kitchen with an oven, four ring hob, and fridge, a modern shower room and a double bedroom with built in wardrobes.

Additional benefits include; electric heating, double glazed windows and a security entry system.

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

ENTRANCE

Via a door with 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

21'9" x 14'9 narrowing to 10'5" (6.63m x 4.50m narrowing to 3.18m)

uPVC double glazed French doors to rear leading onto a paved patio, coved ceiling, fireplace housing an electric flame effect fire, TV aerial point, telephone point, electric night storage heater, square opening leading into kitchen.

KITCHEN

10'6" x 6'4" (3.20m x 1.93m)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted cream coloured wall and base units incorporating an integral electric oven with four ring electric hob with extractor fan, plumbing for washing machine, integral fridge, space for an under the counter freezer, work surface.

BEDROOM

12'2" x 8'6" measured to wardrobes (3.71m x 2.59m measured to wardrobes)

Double glazed window to rear, coved ceiling, built in wardrobes with shelving and hanging rails, TV aerial point, electric wall heater, door leading into shower room.

SHOWER ROOM
7'9" x 6'3" (2.36m x 1.91m)
Ceiling with recessed LED spot lights, modern white suite comprising; W.C with concealed cistern, wash hand basin with high gloss cupboards below and light with shaver point over, walk-in shower with grab rails, chrome shower and splash backs., heated towel rail.

COMMUNAL AMENITIES

COMMUNAL LOUNGE & BAR
The residents have two communal lounges for the residents to socialise in. The larger lounge has it's own residents bar.

RESTAURANT
The development has it's own restaurant for the residents to enjoy. The restaurant caters for all dietary requirements.

COMMUNAL GARDENS
The development is surrounded by well kept communal gardens with a centre water feature.









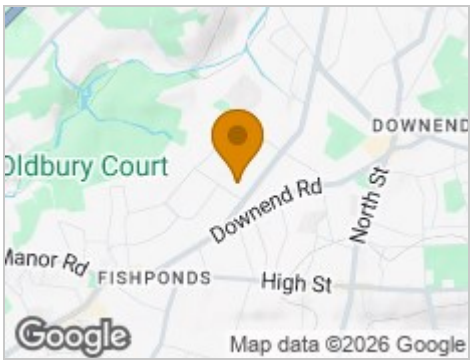
Road Map



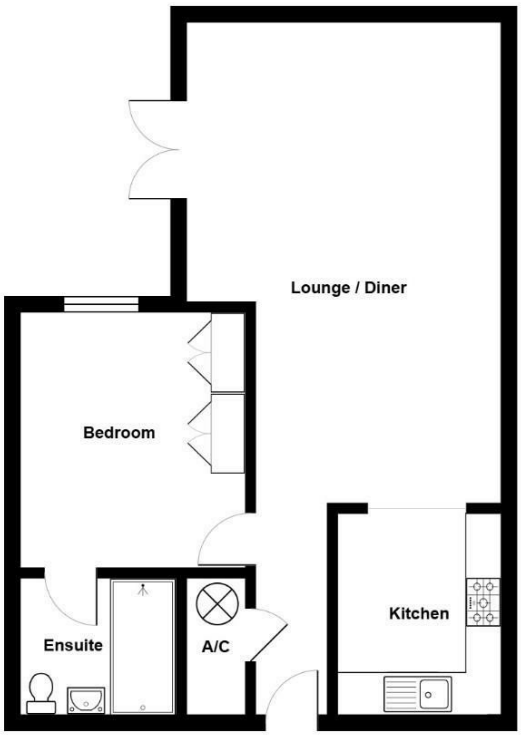
Hybrid Map



Terrain Map



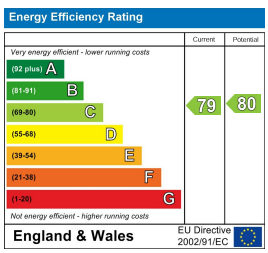
Floor Plan

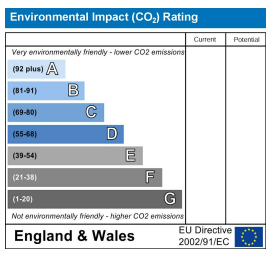


Viewing

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.

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