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Woodland Court, Partridge Drive, Downend, BS16 2RB

£84,995

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Council Tax: D

# 8 Whitebeam House

## Woodland Court, Partridge Drive, Downend, BS16 2RB

## £84,995

### 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 well presented 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 lounge/diner, kitchen, shower room and two bedrooms.

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 HALL

Via a wooden door with a security spy hole leading into lounge/diner.

### LOUNGE/DINER

19'7" x 9'6" (5.97 x 2.90)

Double glazed French doors with Juliet balcony to rear, coved ceiling, wall mounted security entry phone, electric night storage heater, TV point, square opening leading into kitchen and doors leading into both bedrooms.

### KITCHEN

8'2" x 6'3" (2.49 x 1.90)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted Shaker style cream coloured wall and base units with under pelmet lighting and incorporating an Ariston electric oven with four ring electric hob and cooker hood over, and integral fridge, square edged wooden work surface, plumbing for washing machine.

### BEDROOM ONE

14'8" x 13'5" (4.47 x 4.09)

Double glazed window to rear, coved ceiling, fitted sliding mirror fronted wardrobe with hanging rails and shelving, airing cupboard, TV point, electric wall heater, telephone point, door leading into shower room.

### SHOWER ROOM

Opaque double glazed window to side, ceiling with recessed LED spot lights, white suite comprising; W.C. with concealed cistern, wash hand basin with double fronted storage cupboard below, large shower cubicle with a chrome shower system, tiled splash backs, heated towel rail, shaver point.

Tel: 0117 956 1234

## BEDROOM TWO
12'1" x 8'4" (3.68 x 2.54)
Double glazed window to rear, coved ceiling, TV point, electric wall heater.

## RESTAURANT
The development has it's own restaurant for the residents to enjoy.

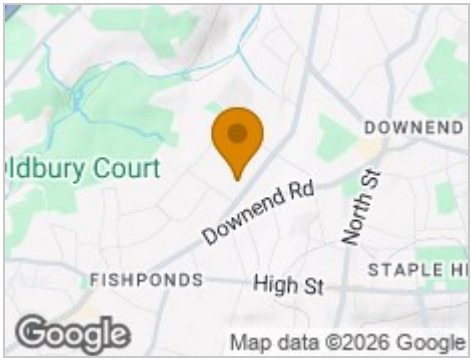
## COMMUNAL LOUNGE & BAR
The residents have two communal lounges to socialise in, the larger lounge has a residents bar.

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

## Road Map

## Hybrid Map

## Terrain Map

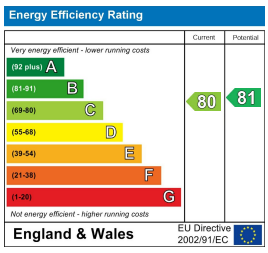


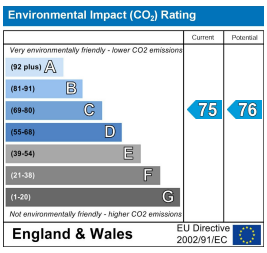

## Floor Plan

## 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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