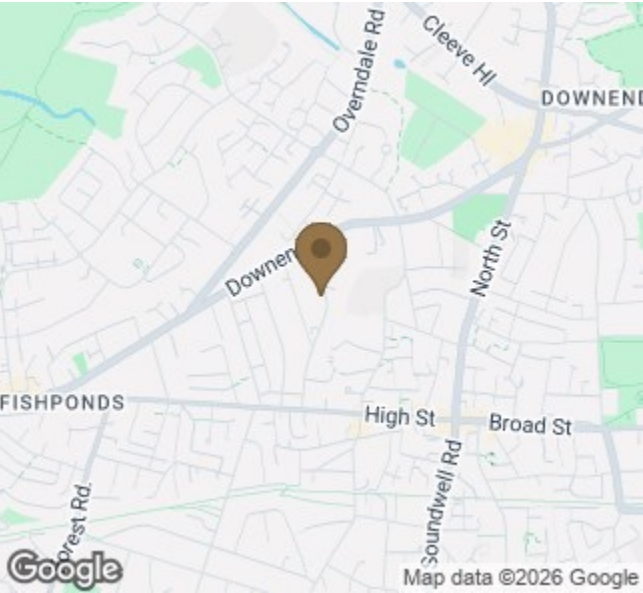
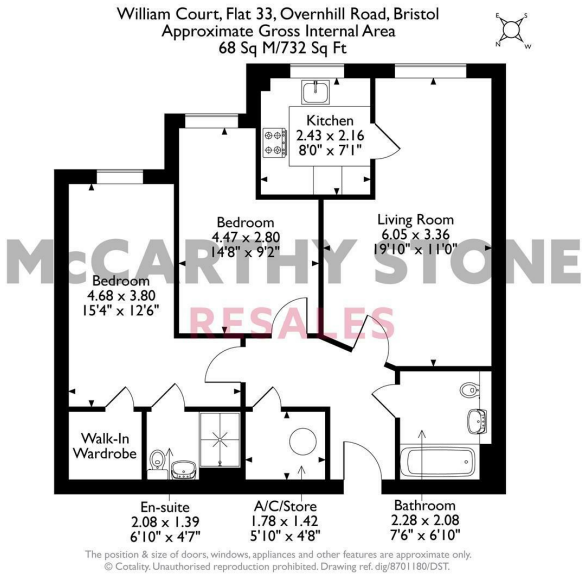




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



33 William Court

Overhill Road, Downend, BS16 5FL

2 2 Council Tax Band: D

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 33 William Court could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £220,000
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
- Two Double Bedrooms - Main Bedroom With En-Suite & Walk In Wardrobe
- Further Double Bedroom and Shower Room
- Homeowners Lounge Where Social Events Take Place
- Laundry Room & Mobility Scooter Store
- Landscaped Communal Gardens
- 24-Hour Emergency Call System & Security Entry Systems
- Guest Suite For Visiting Friends & Family
- House Manager Oversees The Smooth Running Of The Development

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment, wasted time or travel expenses. The details contained within this brochure do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy & Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.

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



33 William Court, Downend

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.

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.

No.33
No.33 is positioned on the top floor and has a south facing aspect over the front of the development. The well presented accommodation comprises; generous size living room with modern feature fireplace, well equipped kitchen hosting integrated appliances, two double bedrooms and bathroom with level access shower. A large walk in airing cupboard/store is also accessed from the entrance hall.



Entrance Hall
Front door with spy hole leads to the entrance hall. There is a 24-hour emergency response pull cord system and sophisticated intercom entry system that can provide both a audio and visual link (via the Home Owners TV) to the main development entrance door. Large walk-in storage cupboard has light and shelving, and houses both the Gledhill hot water tank and the Vent Axia heat exchange unit. Illuminated light switches and smoke detector.

Living Room
A spacious room with double-glazed window with a pleasant outlook. Modern feature fireplace with inset electric fire. Feature glazed panelled door leads to the kitchen.

Kitchen
With two double-glazed windows. Range of 'Maple effect' fronted fitted wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with a stainless-steel chimney style extractor hood, waist-level oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

Principal Bedroom
A generous size double bedroom with walk-in wardrobe with auto light, ample hanging space and shelving. Door to en-suite.

En-Suite Bathroom
White sanitary ware comprising; walk-in level access shower with glazed screen, WC, wash basin with mirror above. Fully tiled walls and floor, electric heated towel rail and emergency pull cord. Fully tiled walls and floor, electric heated towel rail and emergency pull cord.

Bedroom Two
A double bedroom with double-glazed window. Could alternatively be used as a study or hobbies room.

Bathroom
White suite comprising; panelled bath with shower attachment above, WC, vanity wash basin with cupboard below, and mirror, strip light and shaver point over. Fully tiled walls and floor, electric heated towel rail and emergency pull cord.

Parking
Private car parking is available with a yearly permit at an annual charge of around £250 per annum (subject to availability)

Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
The service charge includes -

- Water rates for communal areas and apartments
- Individual underfloor heating charges are covered within the service charge



 2 |  2 | Asking price £220,000

- Electricity, heating, lighting and power to communal areas
- Cleaning of communal windows and exterior of apartment windows
- The laundry room
- The cost of the excellent House Manager who oversees the smooth running of the development
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

Service Charge: £5,263.24 per annum (per financial year ending 31/03/2027)

Leasehold
Lease - 125 years from 01/06/2011
Ground Rent - £495 per annum
Ground Rent review date: June 2026

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.

