

HUNTERS[®]

HERE TO GET *you* THERE



Britannia Court, Christchurch Lane

Downend, Bristol, BS16 5TR

£120,000



Council Tax:



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this McCarthy & Stone constructed top floor retirement apartment which is located in the popular development of Britannia Court, overlooking the pleasant views of the well maintained communal gardens.

This is situated conveniently for the amenities of both Downend and Staple Hill. These amenities include; a wide variety of shops and supermarkets, bus routes, restaurants, coffee shops, doctors surgeries and dental practices.

The accommodation is considered spacious and comprises; entrance hall, a large lounge/diner overlooking the communal gardens, a fitted kitchen with an integral electric oven with four ring ceramic hob, one double bedrooms and a bathroom.

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

Britannia Court employs a part-time development manager and has many communal facilities for all residents to enjoy. These facilities include; a large communal lounge where several activities are held, a laundry room, a lift, a guest suite, off street parking (not allocated) and well maintained gardens.

It is condition of purchase that residents must be over 60 years of age.

We highly recommend an early internal viewing inspection to fully appreciate what this property has to offer.

ENTRANCE

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

ENTRANCE HALL

Coved ceiling, airing cupboard/storage cupboard, security alarm control panel, security entry phone, doors leading into lounge, bedroom and bathroom.

LOUNGE

15'3" x 10'6" (4.65m x 3.20m)

uPVC double glazed window to rear, coved ceiling, TV aerial point, electric night storage heater, glazed panelled doors leading into kitchen.

KITCHEN

7'3" x 6'9" (2.21m x 2.06m)

uPVC double glazed window to side, stainless steel single drained sink unit with tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring ceramic hob with extractor fan over, space for an under the counter fridge and freezer, roll edged worksurface, electric wall heater.

BEDROOM

16'9" narrowing to 8'9" x 13'5" narrowing to 7'1" (5.11m narrowing to 2.67m x 4.09m narrowing to 2.1)

Two uPVC double glazed windows to rear, coved ceiling, built in mirror fronted wardrobes, electric night storage heater.

BATHROOM

7'8" x 5'5" (2.34m x 1.65m)

Champagne coloured suite comprising; W.C. wash hand basin and a panelled bath with an over bath shower and side splash screen, light with shaver point, heated towel rail, electric wall heater, tiled walls,

COMMUNAL FACILITIES

Tel: 0117 956 1234

COMMUNAL LOUNGE

The communal lounge is large and has its own kitchen area for the residents to use. Many activities are held in this room and is a place for residents to socialise in.

COMMUNAL LAUNDRY

The laundry has two large washing machines and two tumble dryers for the use of the residents.

COMMUNAL GARDENS

The well maintained communal garden is mainly laid to lawn and paved patio and is stocked with a variety of mature trees and shrubs.

GUEST SUITE

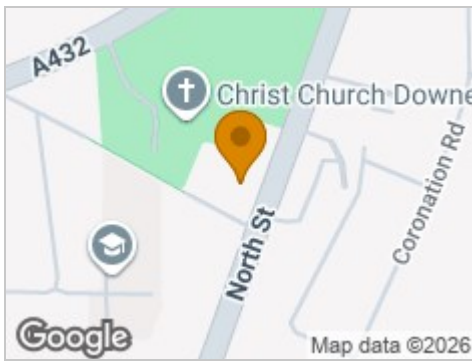
The development has a guest suite which is bookable in advance via the house manager for a small charge.

OFF STREET PARKING

The development has a car park with resident parking spaces (not allocated).



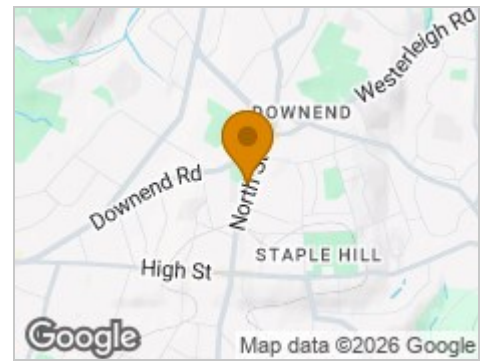
Road Map



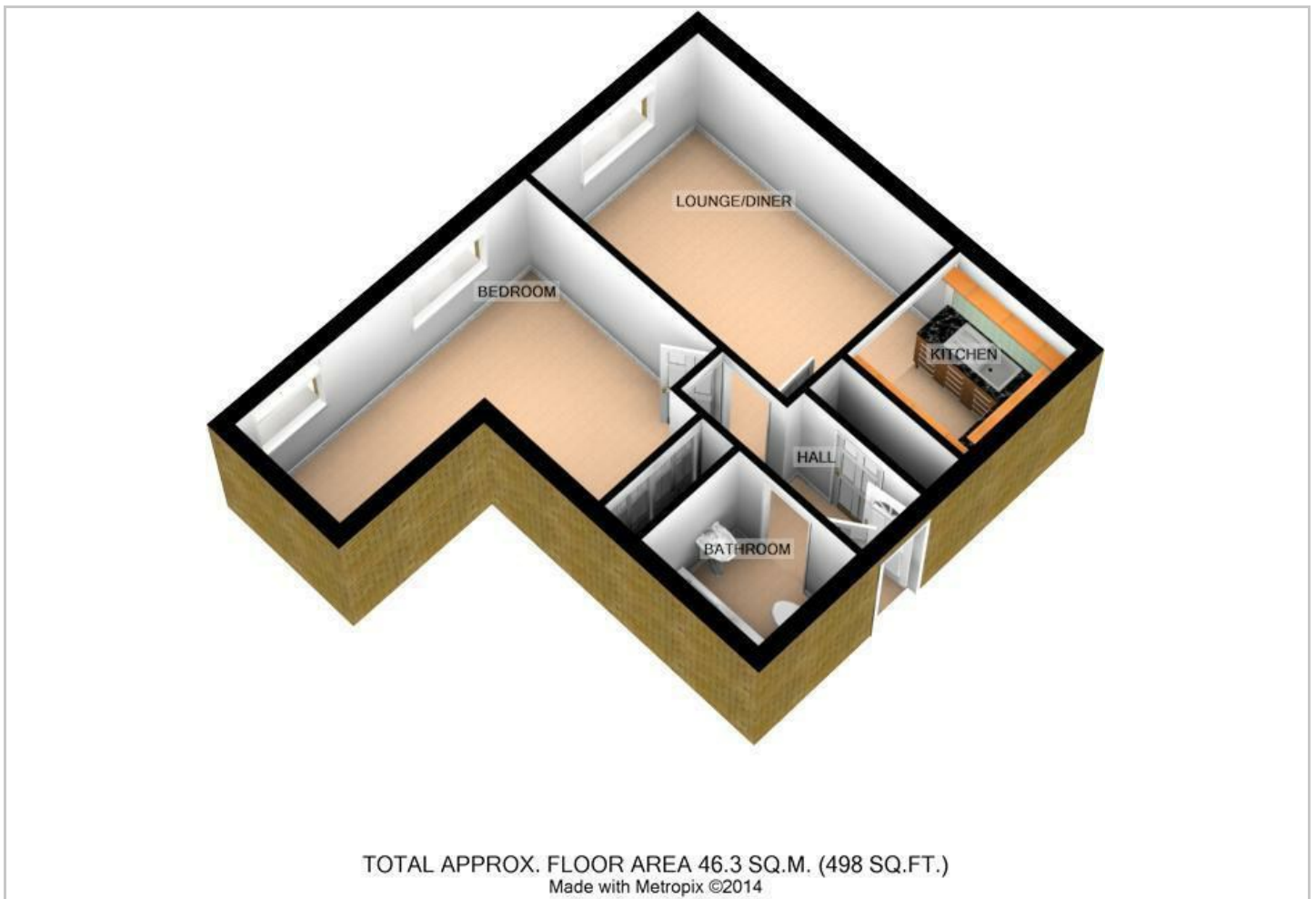
Hybrid Map



Terrain Map



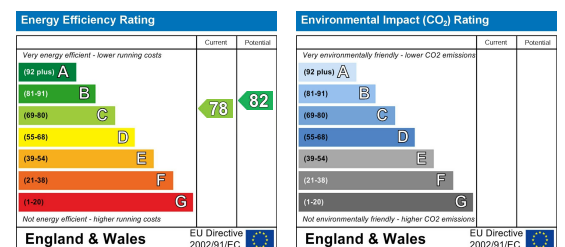
Floor Plan



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.