

HUNTERS[®]

HERE TO GET *you* THERE



Sycamore House

Woodland Court, Downend, BS16 2RD

£100,000



Council Tax: C



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£100,000



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 ground floor overlooking communal gardens in the block, Sycamore House and is offered for sale with no onward chain.

The accommodation in brief comprises; an open plan lounge/diner with double glazed French door leading onto a paved patio, a fitted kitchen with an integral oven & hob, and fridge, a wet room and a double bedroom with a built in wardrobe 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

Door with security spy hole, leading into lounge/diner.

LOUNGE/DINER

LOUNGE AREA

12'7" x 12'2" (3.84m x 3.71m)

Double glazed panelled French doors leading onto a small paved patio, coved ceiling, security entry phone, TV aerial point, telephone point, electric wall heater, access leading into dining area and kitchen and a door leading into bedroom.

DINING AREA

11'2" x 8'0" (3.40m x 2.44m)

Double glazed window to front over looking communal gardens, coved ceiling, electric wall heater.

KITCHEN

8'4" x 6'6" (2.54m x 1.98m)

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 incorporating an integral electric oven with four ring ceramic hob with extractor fan over and an under counter fridge and washing machine, square edged work surface, plumbing for washing machine.

BEDROOM

12'4" x 12'2" (3.76m x 3.71m)

Double glazed window to front overlooking communal gardens, coved ceiling, built in double fronted wardrobe with hanging rail and shelving, airing cupboard, door leading into wet room.

WET ROOM

10'0" x 4'7" (3.05m x 1.40m)

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin inset into a vanity unit and Mira shower system, tiled splash backs, shaver point, heated towel rail, extractor fan.

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

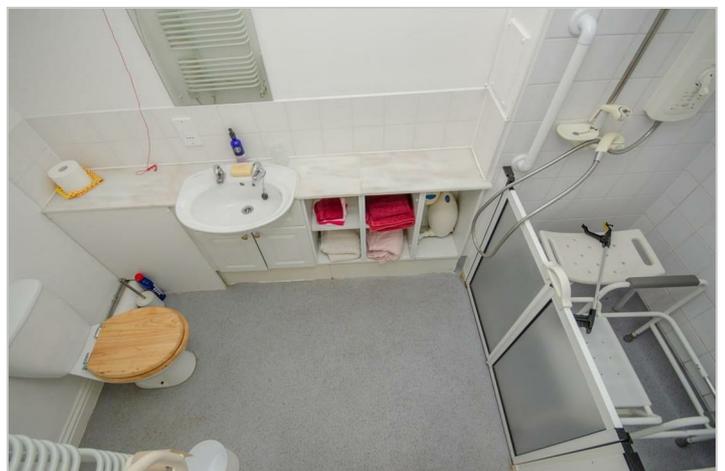
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COMMUNAL GARDENS

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



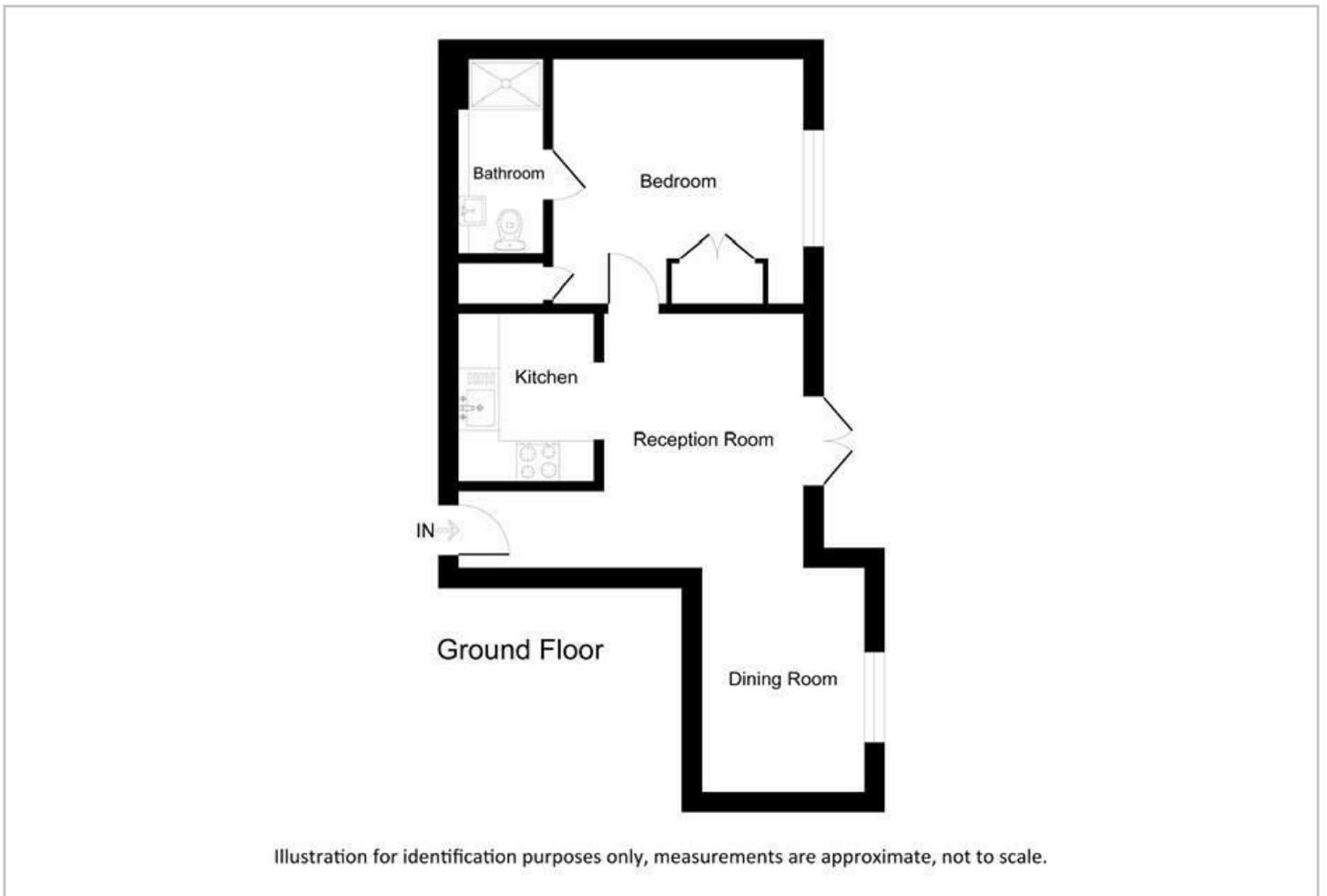
Hybrid Map



Terrain Map



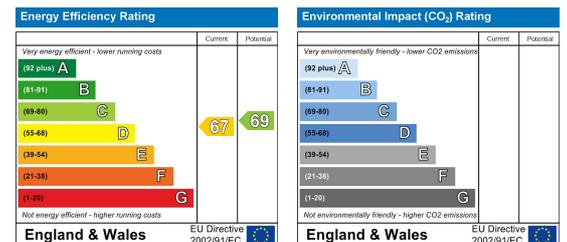
Floor Plan



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.