

HUNTERS®

HERE TO GET *you* THERE



Albert Road

Staple Hill, Bristol, BS16 5HG

£145,000



Council Tax: C



Park View Court Albert Road

Staple Hill, Bristol, BS16 5HG

£145,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer this ground floor McCarthy & Stone built retirement apartment which is set within the popular Park View Court development which is perfectly located within walking distance to both Staple Hill and Downend.

This property overlooks the popular Page Park and is offered for sale with no onward chain and is located a short distance from the amenities of Staple Hill. These amenities include; a wide variety of shops and supermarkets, banks, bus routes, doctors surgeries, dentists, cafes and restaurants.

The development comprises sixty one apartments which are arranged over three levels all of which can be reached by a lift or stairs. From various points and in case of an emergency and for periods when the House Manager is off duty, there is a twenty four hour Careline response system. The block is accessed via a communal security intercom which also has CCTV.

The accommodation comprises; entrance hall, a lounge/diner, a kitchen with an integral oven & hob, a double bedroom with built in wardrobes and a modern shower room.

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

The development offers many communal facilities which include; lift, laundry room, a lounge where several activities are held, a guest suite which is bookable in advance through the House Manager, off street parking (not allocated), and well kept gardens.

It is a condition of purchase that residents must be over the age of sixty years, or in the case of a couple, one must be over sixty years and the other

over fifty five years.

An internal inspection is highly recommended.

ENTRANCE

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

ENTRANCE HALL

Coved ceiling, eye level double fronted cupboard housing consumer unit and electric meter, security entry system, security alarm, cupboard housing an immersion heater.

LOUNGE/DINER

20'1" x 10'6" (widest point) (6.12m x 3.20m (widest point))

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

KITCHEN

7'6" x 7'3" (2.29m x 2.21m)

uPVC double glazed window to rear, coved ceiling, stainless steel single drainer sink unity with tiled splash backs, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring ceramic hob with a stainless steel cooker hood over, space for an under the counter fridge and freezer, electric wall heater.

BEDROOM

13'6" x 9'1" (4.11m x 2.77m)

uPVC double glazed window to rear, coved ceiling, mirror fronted built in wardrobes, telephone point, electric night storage heater.

SHOWER ROOM

6'7" x 5'5" (2.01m x 1.65m)

Coved ceiling, modern white suite comprising; W.C. wash hand basin with white high gloss cupboards below, shower cubicle with chrome shower system with monsoon shower head and hand held attachment, tiled walls, electric wall heater.

COMMUNAL AMENITIES

COMMUNAL LOUNGE

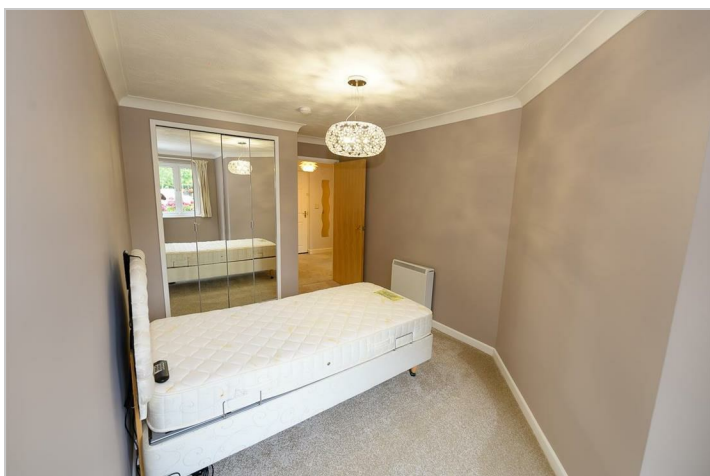
The development has a large lounge with communal kitchen facilities where several activities are held, or where residents go purely to socialise and enjoy each others company.

COMMUNAL LAUNDRY

The development has a communal laundry which has a selection of large washing machines and tumble dryers.

COMMUNAL GARDENS

This development is displayed with pleasant well kept communal gardens, with well stocked flower and shrub borders and various seating areas.



Road Map



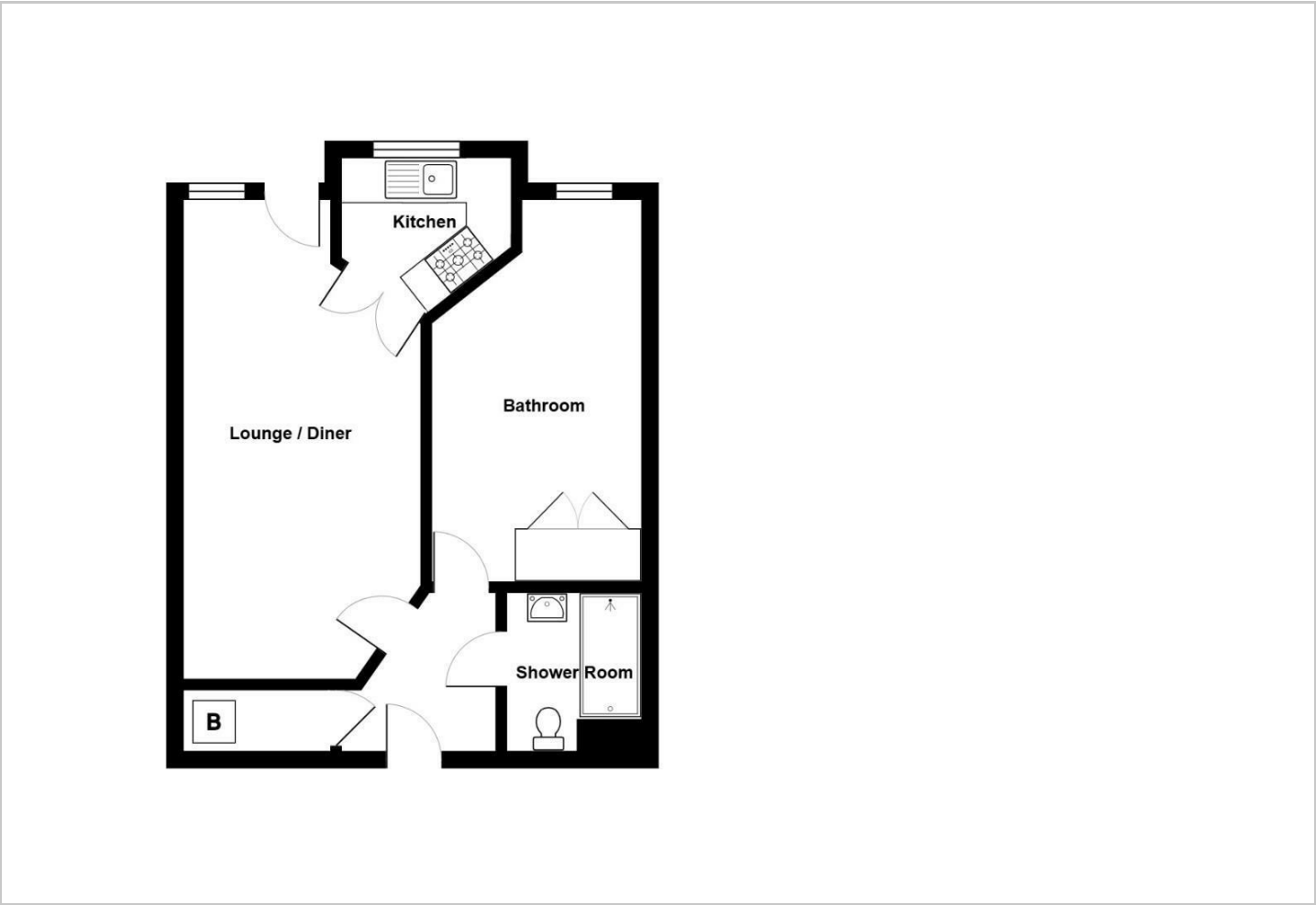
Hybrid Map



Terrain Map



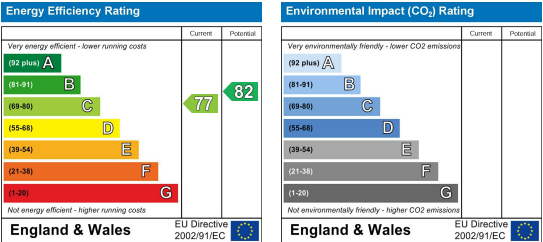
Floor Plan



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.