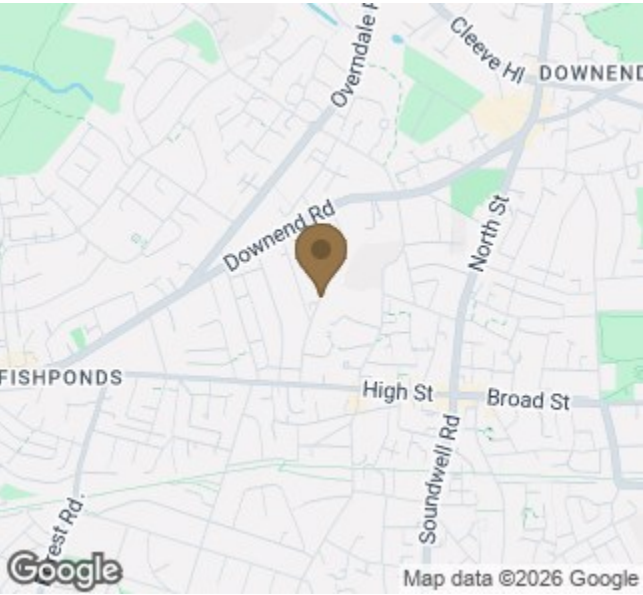
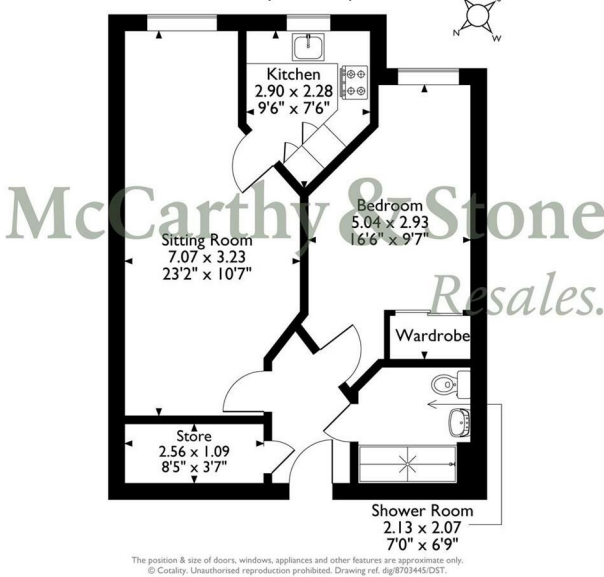


William Court, Flat 30, Overhill Road, Bristol
Approximate Gross Internal Area
51 Sq M/549 Sq Ft



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	

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



30 William Court

Overhill Road, Downend, Bristol, BS16 5FL



Council Tax Band: C

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

Asking price £160,000
Leasehold

0345 556 4104

resales@mccarthyandstone.co.uk

mccarthyandstoneresales.co.uk

Why you'll love living here:

- Top Floor Apartment - Close To Lift That Serves All Floors
- Recently Redecorated & Recarpeted
- Well Equipped Kitchen With Integrated Appliances
- Double Bedroom With Fitted Wardrobe
- Bathroom With Walk In Shower
- Homeowners Lounge Where Social Events Take Place
- 24-Hour Emergency Call System & Security Entry System
- House Manager Oversees The Smooth Running Of The Development
- Guest Suite Available For Visiting Friends & Family
- Underfloor Heating & Water Included Within Service Charge

McCarthy & Stone
Resales.

★ Trustpilot ★★★★★ Rated Excellent

30 William Court, Bristol

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.

If you fancy a bite to eat, there are plenty of restaurants in Downend itself. Right in the centre on Downend Road, there's The Horseshoe, which offers classic pub fare. There's also The Tamarind, serving Indian cuisine, Mezze at the Green Dragon, which serves Greek, Spanish, Chinese, Moroccan and Mexican Mezze (small) dishes, ItalB, an Italian restaurant and a local coffee shop called The Beehive House. Alternatively, residents can head into central Bristol, where they'll find an array of restaurants to suit all tastes. If the sun's shining in Downend, there are a number of outdoor spaces to choose from. The King George V Playing Fields is the largest green space in the area, and is used by a number of local sports teams. There is also Lincombe Barn Park and Woods, as well as access to the Bristol-Bath Cycle Path, which is part of the National Cycling Network. Slightly further afield in Hambrook, there's Pirate Bay Adventure Golf, an 18 hole course that caters for parties and events.

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.30** Positioned on the top floor of William Court and conveniently located close to the lift serving all floors, this beautifully presented one-bedroom apartment offers a comfortable and welcoming home in a desirable position within the development.

The apartment has been recently redecorated throughout and benefits from newly laid carpets, creating a fresh, bright and move-in-ready feel. Being east facing, the apartment enjoys the warmth and natural light of the morning sun, making it a particularly pleasant space in which to start the day.

The accommodation comprises a spacious living room featuring an attractive fireplace, providing a lovely focal point to the room. The well-equipped kitchen is conveniently positioned off the living area and benefits from a range of integrated appliances. The double bedroom is a comfortable size and features a fitted wardrobe, providing useful built-in storage. The bathroom is fitted with a modern level access shower, offering both comfort and practicality.

With its top-floor position, morning sunshine, convenient proximity to the lift and recently refreshed interiors, this apartment is an excellent opportunity for anyone looking for a well-maintained and ready-to-move-into retirement property.

Parking permits are available on a first come, first served basis and are at a cost of £250 per annum. Please check with the House Manager on site for availability.

Social Lifestyle
At William Court you'll also find there's always a lot going on, including; fitness classes, films nights, craft clubs, quizzes... if nothing takes your fancy, you're welcome to start a group of your own. Whatever you enjoy doing, you'll soon meet other homeowners with shared interests, passions and hobbies. This is what makes our communities so special. After all, life is so much more fun when you can share it with people who have much in common.

Landscaped Gardens
William Court boasts extensive landscaped gardens which wraps around the development. Paved pathways allow you to explore the grounds easily, whilst the ample seating provides the perfect place for you to sit and enjoy the gardens blossom and bloom throughout the seasons. William Court also has its own beautiful pond, complete with fish! All the communal grounds are fully



 1 |  1 | Asking price £160,000

maintained, however if you do enjoy gardening, there is always opportunities to get involved as much as you like. Many of our 'green-fingered' communities have raised beds where homeowners can grow their own produce and still keep a hand in their favourite pastime.

Additional Information & Services

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Service Charge
What your service charge pays for:

- Underfloor heating & water within apartments
- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge is £3,508.83 for financial year ending 31/03/2027.

Lease
Lease Length: 125 years from the 1st June 2011
Ground Rent: £425 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.

