



Woodland Court, Partridge Drive

- First floor retirement flat offered for sale with no onward chain
- Open plan modern lounge/kitchen
- Double glazed windows
- Residents restaurant
- Well maintained communal gardens
- One bedroom with fitted wardrobes
- Electric heating
- Lift facilities
- Communal lounge & residents bar

Asking Price £169,995

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HERE TO GET *you* THERE

Woodland Court, Partridge Drive

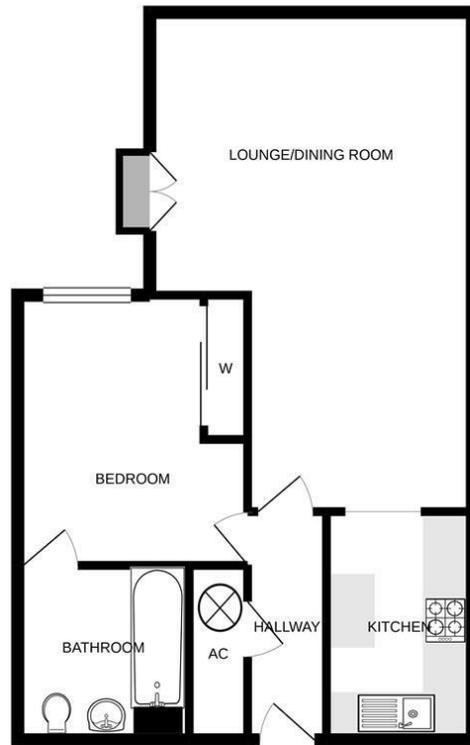
DESCRIPTION

A first floor retirement flat offered with no onward chain & comprising; a lounge/diner, kitchen, bathroom & double bedroom with fitted wardrobes. The flat is well presented and has electric heating, a security entry system & double glazed windows. Other benefits include: communal restaurant, bar, mini-bus service and well maintained gardens.





GROUND FLOOR



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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

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.

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.

10 Badminton Road, Downend, BS16 6BQ
Tel: 0117 956 1234 Email:
downend@hunters.com www.hunters.com

