HUNTERS®

HERE TO GET *you* THERE



Sycamore House, The Firs

Westerleigh Road, Downend, BS16 6AZ

£95,000

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Council Tax:





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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this first floor retirement apartment which is conveniently located with a level approach for the amenities of Downend and for excellent transport links.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, library, doctors surgery and dental practice.

This popular development is managed by Anchor and has the added peace of mind by having an Estate Manager based on site. The Estate Manager can be contacted form various points in an emergency and for periods when the manager is off duty, there is a 24 hour response system.

The communal hall has a chair lift providing access to the first floor. The accommodation comprises; entrance hall, a lounge/diner, a separate kitchen, a double bedroom with fitted wardrobes and a shower room.

Additional benefits include; gas central heating and uPVC double glazed windows.

The development has well maintained communal gardens for the residents to enjoy, a communal lounge where social activities are held and a laundry room which provides washing and drying facilities. which are located in the main building.

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

ENTRANCE

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

ENTRANCE HALL

uPVC double glazed window to front, two storage cupboards, care line intercom, radiator, doors leading into lounge, bedroom and shower room.

LOUNGE/DINER

12'1" x 12'1" (3.68m x 3.68m)

Dual aspect uPVC double glazed windows, ceiling rose, electric flame effect fire, TV aerial point, security entry phone, two radiators, door leading into kitchen.

KITCHEN

8'7" x 7'5" (2.62m x 2.26m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with tiled splash backs, range of white wall and base units, roll edged work surface, electric cooker point, plumbing for washing machine, Worcester boiler supplying gas central heating and domestic hot water.

BEDROOM

8'7" x 8'3" (2.62m x 2.51m)

uPVC double glazed window to rear, range of fitted wardrobes with over head storage cupboards, built in storage cupboard, radiator.

SHOWER ROOM

8'8" x 4'8" (2.64m x 1.42m)

White suite comprising W.C. wash hand basin and a shower cubicle with a modern Mira Sport shower system, tiled splash backs, grab rails, shaver point, radiator.

COMMUNAL FACILITIES

COMMUNAL LOUNGE

A communal lounge is located in the main building and provides an excellent room for residents to socialise in and for activities to be held.

LAUNDRY ROOM
A laundry room is located in the main building and provides washing and drying facilities.

COMMUNAL GARDENS
The development has well maintained and established communal gardens for the residents to enjoy.

GUEST SUITE
There is a guest suite which is bookable in advance via the Estate Manager for a daily charge.









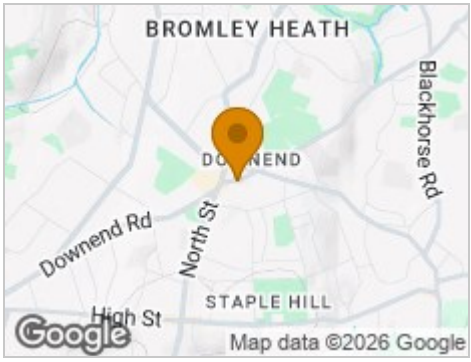
Road Map



Hybrid Map



Terrain Map



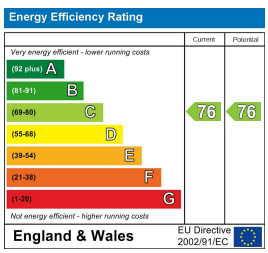
Floor Plan

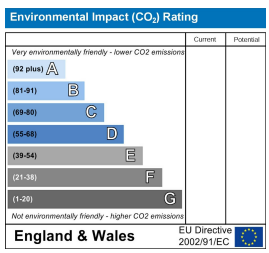


Viewing

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.

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