

# HUNTERS®

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## Christchurch Lane

Downend, Bristol, BS16 5TR

£145,000



Council Tax: D



# 3 Britannia Court Christchurch Lane

Downend, Bristol, BS16 5TR

£145,000



## DESCRIPTION

Hunters Estate Agents are pleased to offer for sale this McCarthy & Stone constructed ground floor retirement apartment which is located in the popular development of Britannia Court. This property is offered for sale with no onward chain and is situated conveniently for the amenities of both Downend and Staple Hill. These amenities include; a wide variety of shops and supermarkets, bus routes, restaurants, doctors surgeries and dentists.

This apartment is positioned close to the communal lounge and boasts pleasant views over the communal gardens. The accommodation is considered spacious and is displayed throughout in good order. The accommodation in brief comprises; entrance hall, a large lounge/diner with feature fireplace, a separate kitchen which has an integral oven and hob, bathroom with over bath shower and two double bedrooms.

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

Britannia Court employs a part-time Development Manager and has many communal facilities for all residents to enjoy. These facilities include; a large communal lounge where several activities are held, a laundry room, a lift, a guest suite, off street parking (not allocated) and well maintained gardens.

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

We recommend an early internal viewing inspection.

## ENTRANCE HALLWAY

Door with security spy hole, coved ceiling, cupboard housing electric meter and fuse box, electric radiator, coved ceiling, cupboard housing hot water

tank, alarm, intercom phone entry system, doors to lounge/diner, bedrooms and bathroom.

## LOUNGE/DINER

22'8" (max) x 10'6" (max) (6.91m (max) x 3.20m (max))

UPVC double glazed window to front, UPVC double glazed door leading outside, coved ceiling, electric radiator, fitted marble effect fireplace with electric flame effect fire inset, TV point, telephone point, double doors leading to kitchen.

## KITCHEN

7'7" x 6'11" (2.31m x 2.11m)

UPVC double glazed window to front, coved ceiling, range of fitted wall and base units, tiled splash backs, built in stainless steel electric oven and ceramic hob, space for under counter fridge and freezer, tiled splash backs, wall mounted warm air convactor heater.

## BEDROOM ONE

20'8" x 8'10" (6.30m x 2.69m)

Dual aspect UPVC double glazed window to front and side, coved ceiling, electric radiator, fitted mirror fronted wardrobe, TV point.

## BEDROOM TWO

17'5" x 8'10" (5.31m x 2.69m)

UPVC double glazed window to front, coved ceiling, electric heater.

## BATHROOM

Opaque UPVC double glazed window to side, coved ceiling, twin gripped panelled bath with mains controlled shower over, glass shower screen, vanity unit with wash hand basin inset, close coupled W.C,



tilled walls, heated towel rail, wall mounted warm air convector heater, extractor fan.

### COMMUNAL GARDEN

The development has extensive and well maintained communal gardens for the residents to enjoy. These gardens are mainly laid to lawn and are stocked with a wide variety of various mature trees and shrubs.

### OFF STREET PARKING

The development has a car park with resident parking spaces (not allocated).

### COMMUNAL FACILITIES

Britannia Court has many communal facilities for the residents to enjoy which include; a part-time development manager, a large lounge where several activities are held, a laundry room with washing and drying facilities and a lift.



A map snippet from Google Maps showing the area around the WG Grace Memorial Ground. The stadium is marked with a green pin and labeled 'WG Grace Memorial Ground'. The road A432 is visible, running diagonally. Other labels include 'Shrubbery Rd' and 'North St'. The Google logo and 'Map data ©2025' are also present.

The floor plan shows a rectangular house with a light blue background. The layout includes a large lounge/diner at the front, a kitchen to the right, a bathroom at the back left, and two bedrooms at the back. An entrance hall connects the front to the back rooms. A cupboard is located near the entrance hall. The plan includes dimensions in both feet and inches and meters and centimeters. Arrows indicate the direction of doors and windows.

**BEDROOM 1**  
20'8 x 8'10  
6.3m x 2.7m

**BEDROOM 2**  
17'5 x 8'10  
5.3m x 2.7m

**BATHROOM**  
8'10 x 6'7  
2.7m x 2.0m

**ENTRANCE HALL**  
9'10 (max) x 6'7 (max)  
3.0m (max) x 2.0m (max)

**CUPBOARD**

**KITCHEN**  
7'7 x 5'11  
2.3m x 2.1m

**LOUNGE/DINER**  
22'8 x 10'6  
6.9m x 3.2m

Made with Metropix ©2019

**Energy Efficiency Rating**

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		

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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