

HUNTERS®

HERE TO GET *you* THERE



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 convector 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,

tiled 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

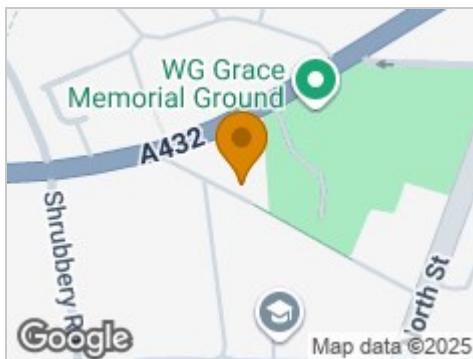
The development has a car park with resident parking spaces (not allocated).

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.



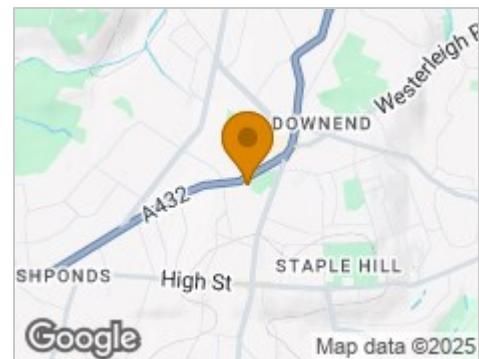
Road Map



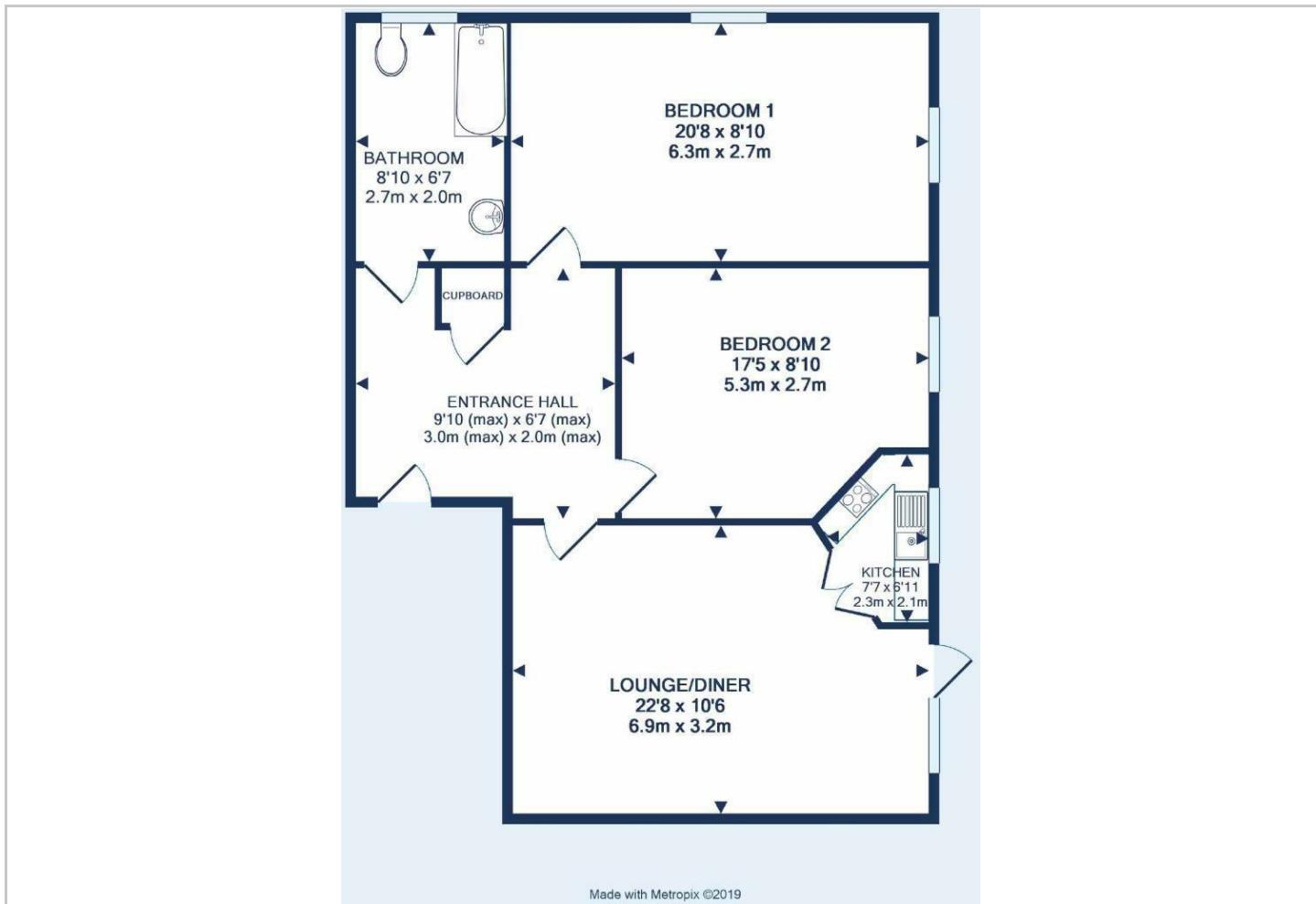
Hybrid Map



Terrain Map



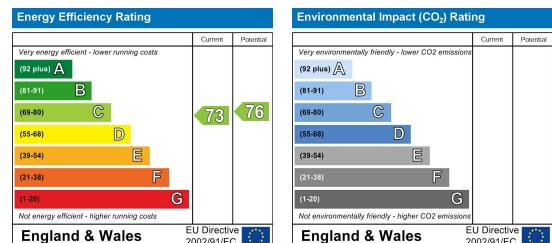
Floor Plan



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.