

# HUNTERS®

HERE TO GET *you* THERE



## Park View Court

Albert Road, Staple Hill, Bristol, BS16 5HG

£120,000



Council Tax: C





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£120,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this top floor McCarthy & Stone built retirement apartment which is set within the popular Park View Court development which is perfectly located within walking distance to both Staple Hill and Downend whilst being positioned opposite the ever popular Page Park.

This property overlooks the popular Page Park and is offered for sale with no onward chain and is located a short distance from the amenities of Staple Hill. These amenities include; a wide variety of shops and supermarkets, banks, bus routes, doctors surgeries, dentists, cafes and restaurants.

The development comprises sixty one apartments which are arranged over three levels all of which can be reached by a lift or stairs. From various points and in case of an emergency and for periods when the House Manager is off duty, there is a twenty four hour Careline response system. The block is accessed via a communal security intercom which also has CCTV.

The accommodation in brief comprises; entrance hall, a lounge/diner, a kitchen with an integral oven & hob, a double bedroom with built in wardrobes and a shower room.

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

The development offers many communal facilities which include; lift, laundry room, a lounge where several activities are held, a guest suite which is bookable in advance through the House Manager, off street parking (not allocated), and well kept gardens. It is a condition of purchase that residents must be over the age of sixty years, or in the case of a

couple, one must be over sixty years and the other over fifty five years.

An internal inspection is highly recommended.

## ENTRANCE HALL

Via a door with security spy hole, coved ceiling, walk-in airing cupboard/storage, security alarm control panel, security entry system, doors leading into lounge/diner, bedroom and shower room.

## LOUNGE/DINER

18'2" x 10'4" (5.54 x 3.15)

UPVC double glazed window to rear overlooking Page Park, coved ceiling, telephone point, TV point, electric night storage heater, double doors leading into kitchen.

## KITCHEN

7'3" x 6'9" (2.21 x 2.06)

Opaque UPVC double glazed window to side, coved ceiling, stainless steel single drainer sink unit, tiled splash backs, range of wall and base units incorporating an integral Electrolux electric oven, four ring electric hob and extractor fan, roll edged work surface, space for a low level fridge, space for a low level freezer, Creda electric wall heater.

## BEDROOM

16'2" (measured to wardrobes) x 9'3" (4.93  
(measured to wardrobes) x 2.82)

UPVC double glazed window to rear, loft access, coved ceiling, built in mirror fronted wardrobe with hanging rail and shelving, telephone point, electric night storage heater.

## SHOWER ROOM

6'8" x 5'8" (2.03 x 1.73)

Coved ceiling, champagne coloured suite comprising; W.C. wash hand basin with double fronted storage cupboard below and light with shaver point over, large shower cubicle with a chrome shower system, tiled walls, heated towel rail, light activated extractor fan.

## COMMUNAL FACILITIES

The apartment benefits from communal facilities available to all of the residents of Park View Court and these are located in the main block. There is a large lounge where several activities are held, a laundry room providing washing and drying facilities, a refuse room for the disposal of household waste. A guest room is available for the residents and there is a small daily fee charge for the use of this room, which is bookable in advance with the House Manager. There is ample (not allocated) off street parking for residents only.

## COMMUNAL LOUNGE

The development has a large lounge with communal kitchen facilities where several activities are held, or where residents go purely to socialise and enjoy each others company.

## COMMUNAL LAUNDRY

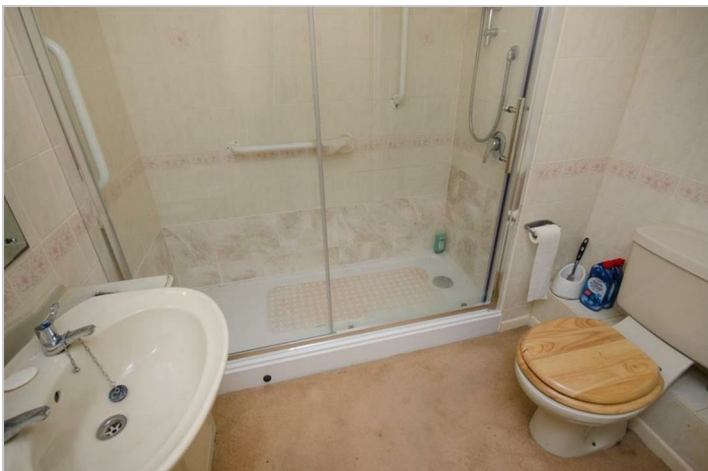
The development has a communal laundry which has a selection of large washing machines and tumble dryers.

## COMMUNAL GARDENS

This development is displayed with pleasant well kept communal gardens, with well stocked flower and shrub borders and various seating areas.

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.





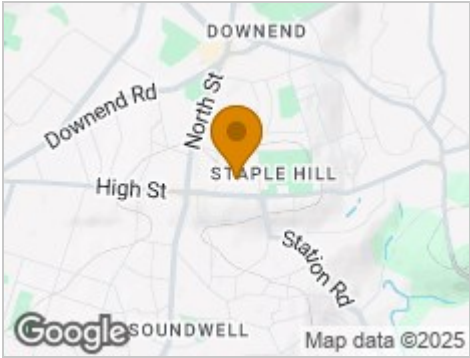
Road Map



Hybrid Map



Terrain Map



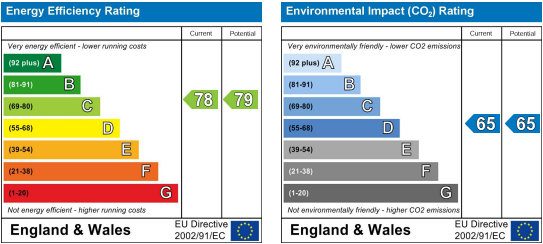
Floor Plan



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.