

HUNTERS®

HERE TO GET *you* THERE



Woodland Court

Partridge Drive, Downend, BS16 2RE

£120,000



Council Tax: C



16 Chestnut House Woodland Court

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£120,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this first floor retirement apartment which is located in the popular development of Woodland Court.

Woodland Court is situated in a secluded position which is accessed via a private driveway in Downend and offers the opportunity for residents to enjoy their independence, together with the option to call upon professional care and support to suit changing requirements and needs.

This development is managed by Brunelcare and offers an excellent choice of social and leisure facilities to enjoy which include; a restaurant, bar and lounge area, as well as mini-bus trips to local shops, supermarkets and a weekly trip further afield. Woodland Court has over fifty self contained apartments which are situated in four separate blocks. These blocks are all surrounded by well kept communal gardens and offering communal parking to front of development. All apartments are designed to offer independence, together with peace of mind and security for when you feel the time is right for you to seek a degree of support.

This particular well flat is situated on the first floor in the block Chestnut House.

The accommodation in brief comprises; a lounge/diner with French doors opening out to a Juliet balcony, a modern kitchen which includes; an integral oven & hob, good size double bedroom with en-suite dressing room and bathroom.

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

An internal viewing inspection is highly recommended to fully appreciate all that this extremely popular development has to offer.

ENTRANCE HALLWAY

Access via door with security spy hole, coved ceiling, electric radiator, doorway leading through to lounge/diner, door to kitchen.

KITCHEN

11'7" x 8'2" (3.53m x 2.49m)

Coved ceiling, range of white high gloss wall and base units, wood effect laminate work tops incorporating a single stainless steel sink unit with mixer tap, tiled splash backs, built in electric oven and ceramic hob, space and plumbing for washing machine, space for washing machine, under unit lighting, space for fridge freezer, LED downlighters.

LOUNGE/DINER

16'8" x 14'10" (5.08m x 4.52m)

UPVC double glazed French doors leading to Juliet balcony, coved ceiling, double electric radiator, TV point, door to bedroom.

BEDROOM

16'2" (max) x 12'8" (4.93m (max) x 3.86m)

UPVC double glazed window to side, coved ceiling, electric double radiator, fire emergency door to communal hall, door to dressing room.

DRESSING ROOM

8'5" x 6'7" (2.57m x 2.01m)

Coved ceiling, fitted mirror fronted wardrobes, door to bathroom.

BATHROOM

Twin gripped panelled bath, close coupled W.C, vanity unit with wash hand basin inset, shower enclosure housing shower system, part tiled walls, shaver point, extractor fan, heated towel radiator.

Tel: 0117 956 1234

COMMUNAL AMENITIES:

RESTAURANT

The development has its own restaurant for the residents to enjoy and a menu that caters for all tastes and dietary requirements.

LOUNGE AND BAR

The residents have two communal lounges to socialise in. The larger lounge also has a residents bar.

LIBRARY

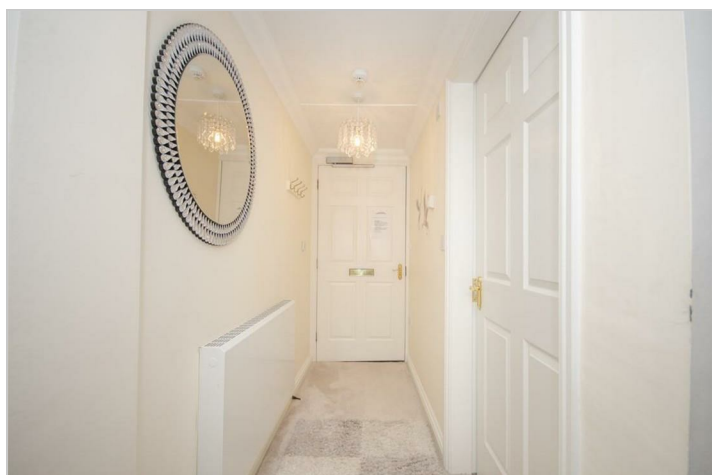
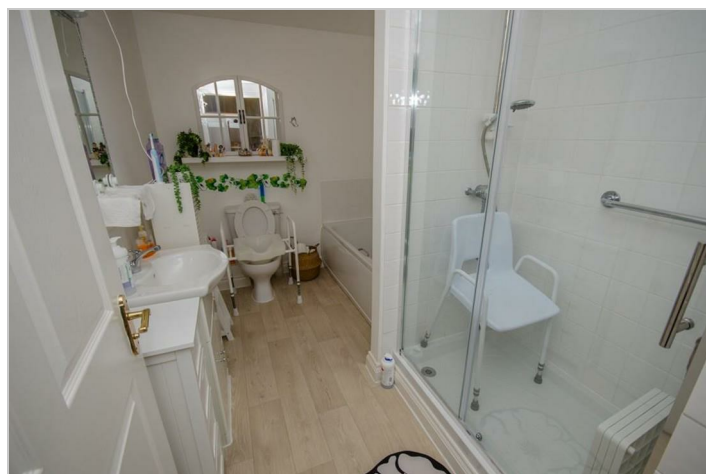
The development has a designated quiet zone where there are books and jigsaws for the residents to enjoy.

COMMUNAL GARDENS

The development is surrounded by well kept communal gardens with a central water feature.

COMMUNAL PARKING

The development has parking spaces, but these are not allocated.



Road Map



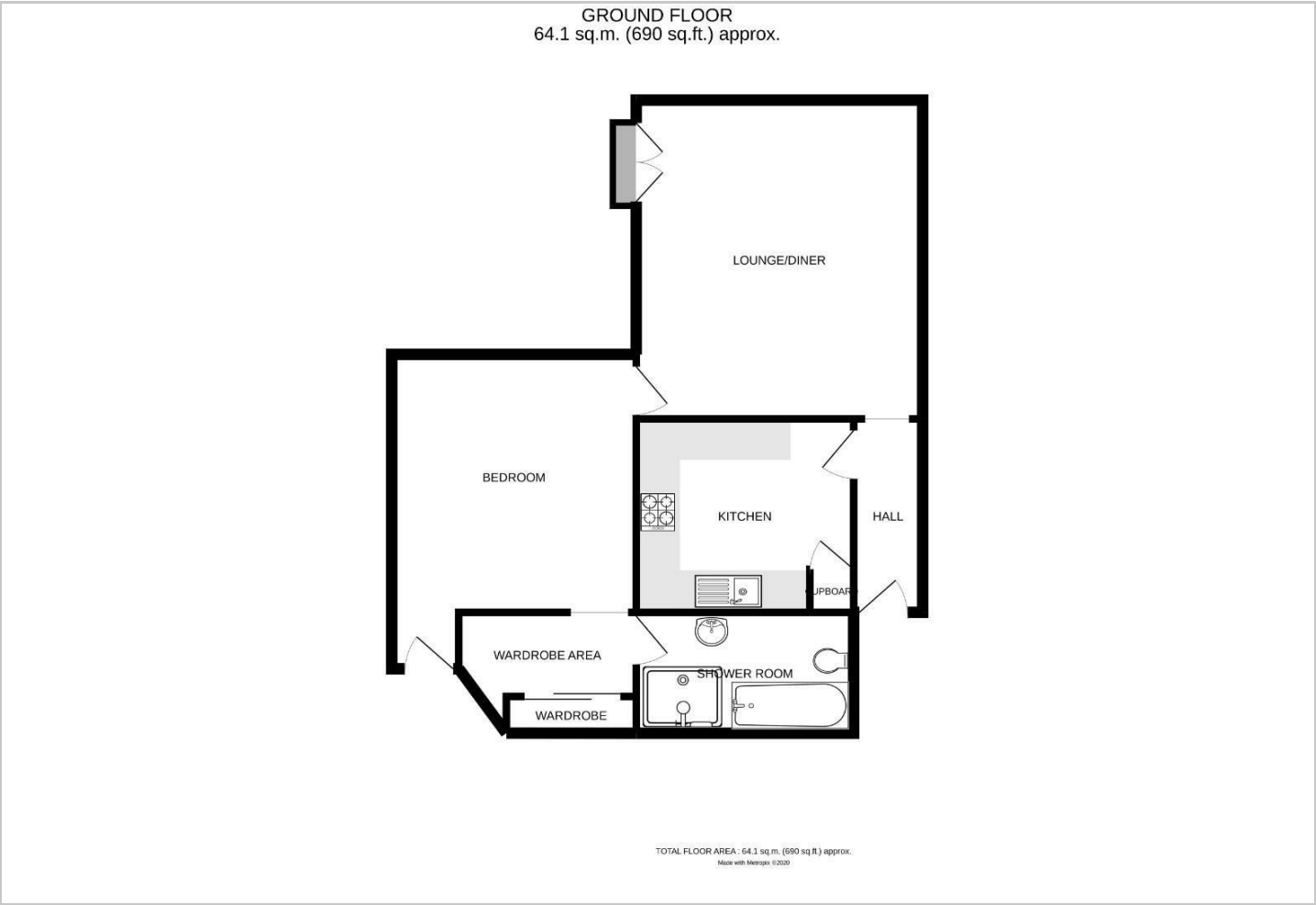
Hybrid Map



Terrain Map



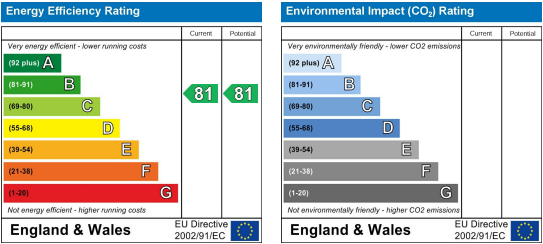
Floor Plan



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.