

# HUNTERS<sup>®</sup>

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## Britannia Court

Christchurch Lane, Downend, BS16 5TR

£189,950



Council Tax: D



# 22 Britannia Court

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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale this well presented McCarthy & Stone constructed first floor retirement apartment which is located in the popular development of Britannia Court, overlooking the pleasant views of the well maintained communal gardens.

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, coffee shops, doctors surgeries and dental practices.

The accommodation is considered spacious and is displayed throughout in excellent order and comprises; entrance hall, a large lounge/diner overlooking the communal gardens, a modern fitted kitchen with an integral four ring induction hob, two double bedrooms both with fitted wardrobes and a modern shower room.

Additional benefits include; electric heating, uPVC double glazed windows, a security alarm and a security entry 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 highly recommend an early internal viewing inspection to fully appreciate what this super property has to offer.

## ENTRANCE

Door with security spy hole leading into an entrance hall.

## ENTRANCE HALL

Security alarm control panel, security entry system, storage cupboard, airing cupboard, electric night storage heater, door leading into lounge/diner, both bedrooms and shower room.

## LOUNGE/DINER

22'7" x 11'1" (6.88m x 3.38m)

uPVC double glazed window to rear, TV aerial point, electric night storage heater, glazed panelled double doors leading into kitchen.

## KITCHEN

7'7" 7'0" (2.31m 2.13m)

uPVC double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted modern off white base units with soft close doors and drawers, square edged work surface incorporating a Bosch four ring induction hob, space for a tall fridge freezer.

## BEDROOM ONE

13'5" x 9'1" (4.09m x 2.77m)

Dual aspect uPVC double glazed window, coved ceiling, built in mirror fronted wardrobe with shelving and hanging rail, two electric night storage heaters.

## BEDROOM TWO

15'7" x 8'0" widest point (4.75m x 2.44m widest point)

uPVC double glazed window to rear, coved ceiling, fitted bedroom furniture comprising; wardrobes with shelving and hanging rails and drawer units, electric wall heater.

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## SHOWER ROOM

6'8" x 5'5" (2.03m x 1.65m)

Opaque uPVC double glazed window to side, modern white suite comprising; W.C. wash hand basin with chrome mixer tap, white high gloss cupboard below and light with shaver point over, walk-in shower with chrome shower system, tiled walls, electric wall heater.

## COMMUNAL FACILITIES

### COMMUNAL LOUNGE

The communal lounge is large and has its own kitchen area for the residents to use. Many activities are held in this room and is a place for residents to socialise in.

### COMMUNAL LAUNDRY

The laundry has two large washing machines and two tumble dryers for the use of the residents.

### COMMUNAL GARDENS

The well maintained communal garden is mainly laid to lawn and paved patio and is stocked with a variety of mature trees and shrubs.

## GUEST SUITE

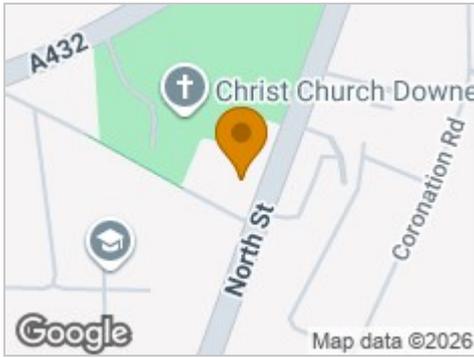
The development has a guest suite which is bookable in advance via the house manager for a small charge.

## OFF STREET PARKING

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



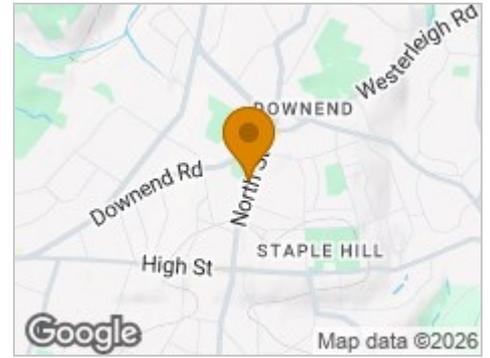
## Road Map



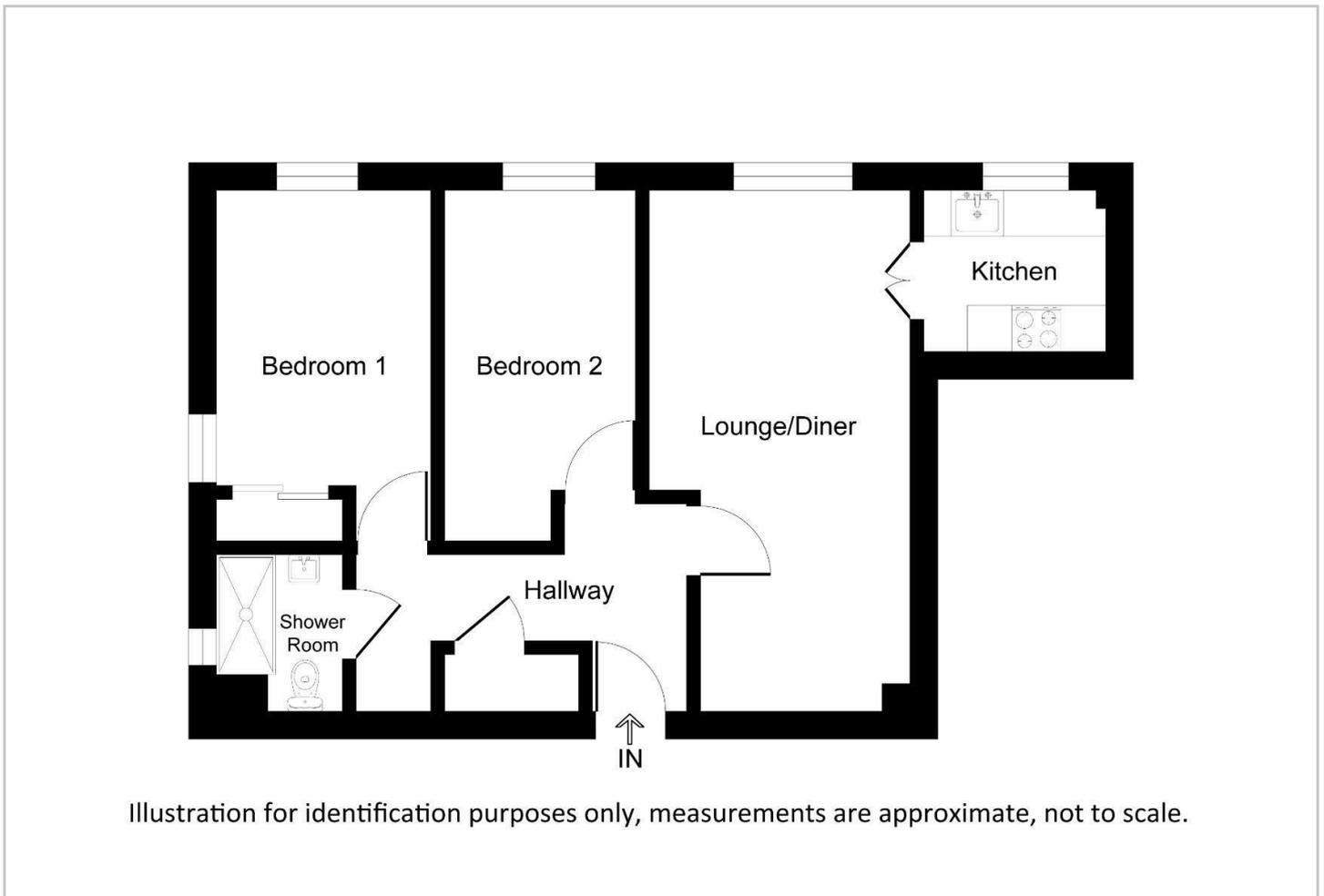
## Hybrid Map



## Terrain Map



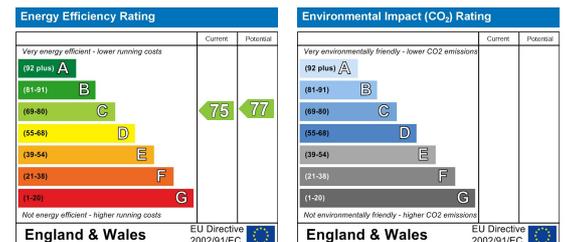
## Floor Plan



## 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.