

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Sycamore House

Woodland Court, Partridge Drive, Downend, BS16 2RD

£150,000



Council Tax: C



# 1 Sycamore House

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## 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. 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 presented flat is situated on the ground floor in the block, Sycamore House and is offered for sale with no onward chain.

The spacious accommodation in brief comprises; a lounge/diner with French doors opening out onto a small paved patio area, a kitchen which includes; an integral oven & hob and fridge, an en suite wet room and two double bedrooms. Bedroom two has the added benefit of an en suite cloakroom.

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 HALL

Via a door with a security spy hole leading into lounge/diner.

## LOUNGE/DINER

13'0" x 12'6" (3.96m x 3.81m)

Wall mounted security entry phone system, coved ceiling, TV point, telephone point, electric night storage heater, double glazed French doors leading onto a paved patio area, opening leading into kitchen and doors leading into master bedroom and bedroom two.

## KITCHEN

8'3" x 6'6" (2.51 x 1.98)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap, range of fitted cream coloured wall and base units incorporating an integral stainless steel electric oven with four ring ceramic hob with a stainless steel cooker hood over and integral fridge, square edge work surface with up stand.

## BEDROOM ONE

12'3" x 12'3" (widest point) (3.73 x 3.73 (widest point))

Double glazed window to front, TV aerial point, telephone point, fitted double fronted wardrobe with hanging rail and shelving, electric wall heater, door leading into wet room.

## WET ROOM

10'1" x 4'6" (3.07 x 1.37)

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin and shower, tiled splash backs, shaver point. heated towel rail.

## BEDROOM TWO

11'0" x 10'0" (3.35m x 3.05m)

Double glazed French doors leading onto a paved patio area, coved ceiling, TV point, telephone point, electric wall heater, door leading into en suite cloakroom.

## CLOAKROOM

Ceiling with recessed spot light, white suite comprising; W.C. and wash hand basin, light activated extractor fan, chrome heated towel rail.

## COMMUNAL FACILITIES

### RESTAURANT

The development has it's own restaurant for the residents to enjoy.

### COMMUNAL GARDENS

The development is surrounded by well kept communal gardens and water features.

### COMMUNAL BAR AND LOUNGE

The development has its own bar and lounge areas for the residents to socialise in.



## Road Map



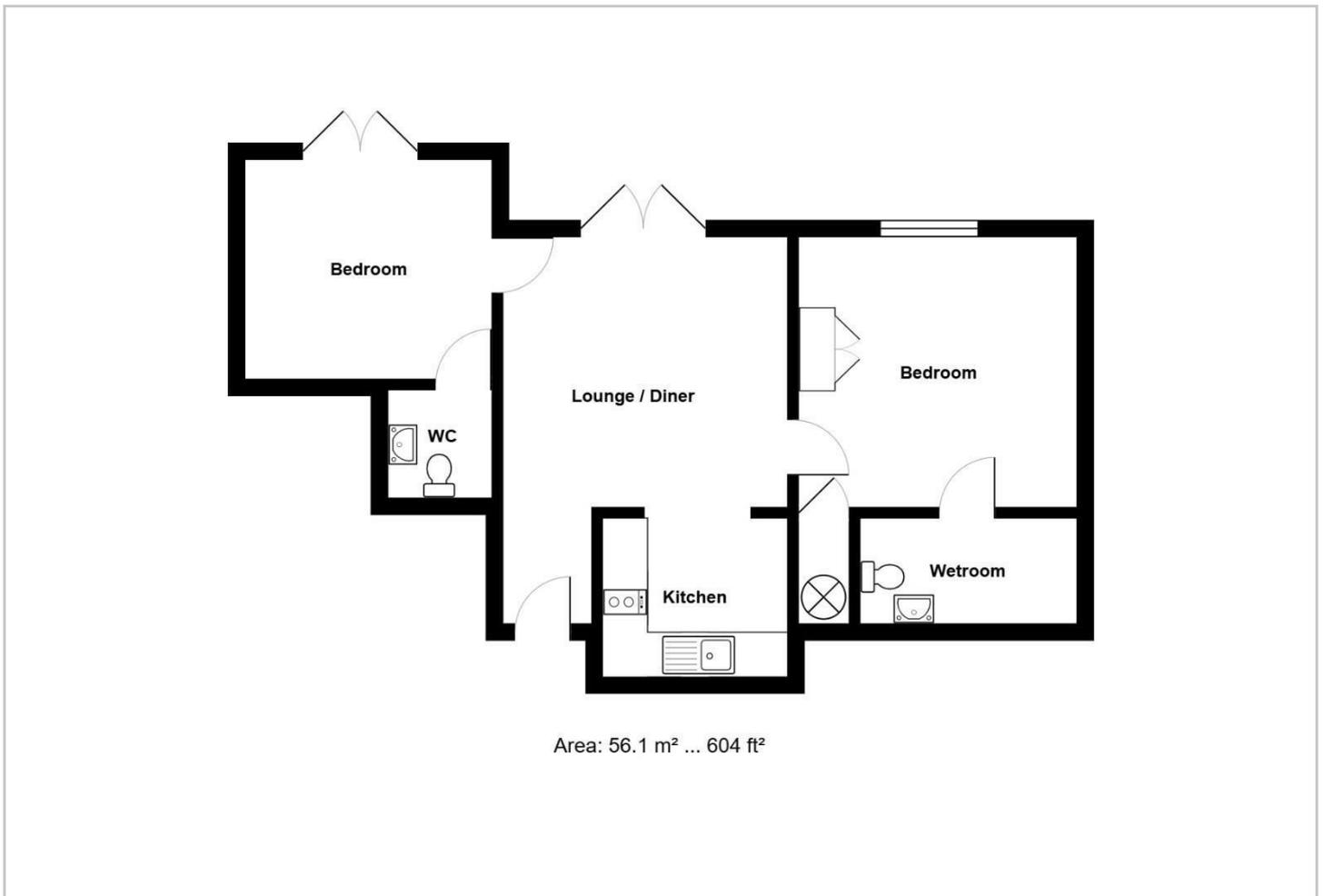
## Hybrid Map



## Terrain Map



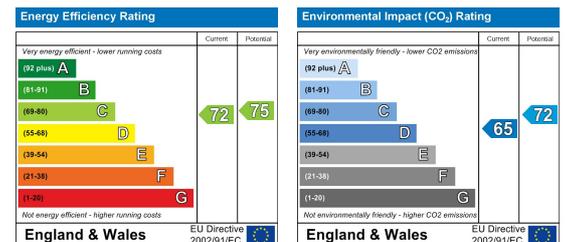
## Floor Plan



## 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.