

# HUNTERS®

HERE TO GET *you* THERE



## Park View Court

Albert Road, Staple Hill, BS16 5HG

£145,000



Council Tax:



# Flat 35 Park View Court

Albert Road, Staple Hill, BS16 5HG

£145,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this first floor McCarthy & Stone built retirement apartment which is set within the popular Park View Court development and is perfectly located within walking distance for the amenities of both Staple Hill and Downend, whilst being positioned opposite the popular Page Park.

The amenities include; a wide variety of shops and supermarkets, banks, bus routes, doctors surgeries, dentists, coffee shops 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, an L shaped 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, a security alarm system and a security entry system.

The development offers many communal facilities which include; a lift, laundry room, a lounge where several activities are held, a guest suite which is bookable in advance via the House Manager, off street parking (not allocated), and well kept communal 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

Via a door with a security spy hole, leading into entrance hall.

## ENTRANCE HALL

Coved ceiling, cupboard housing consumer unit and electric meter, airing cupboard, security alarm, security entry system, doors leading into lounge/diner, bedroom and shower room.

## LOUNGE/DINER

19'7" narrowing to 7'8" x 18'6" narrowing to 10'6" (5.97m narrowing to 2.34m x 5.64m narrowing to 3.20)

Two uPVC double glazed windows to rear, coved ceiling, two electric night storage heaters, TV aerial point, telephone point, opaque glazed panelled double doors leading into kitchen.

## KITCHEN

8'0" x 7'6" (2.44m x 2.29m)

uPVC double glazed window to rear, stainless steel single drainer sink unit. tiled splash backs, range of fitted wall and base units incorporating an integral electric oven with four ring electric hob with extractor fan over, roll edged work surface, space for an under the counter fridge, space for a tall freezer, electric wall heater.

## BEDROOM

13'6" (measured to wardrobes) x 9'7" (4.11m (measured to wardrobes) x 2.92m)

uPVC double glazed window to rear, coved ceiling, built in mirror fronted wardrobe, electric night storage heater.

## SHOWER ROOM

Coved ceiling, light activated extractor fan, white suite comprising; W.C. wash hand basin with chrome mixer tap, light with shaver point over and cupboards and drawer units below, large shower cubicle with a chrome shower system and grab rails, electric wall heater, heated towel rail.

## 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 charged 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 GARDENS

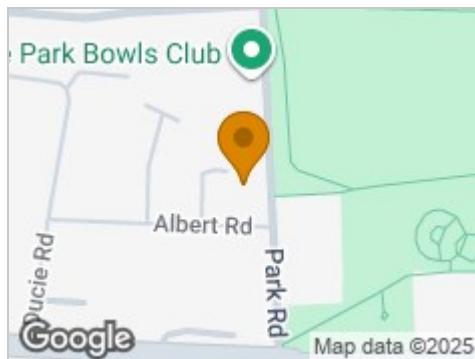
The development is displayed with pleasant well kept communal gardens with well stocked flower and shrub boarders and various seating areas.

## 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.



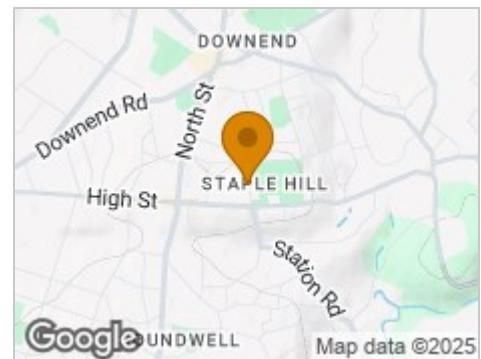
## Road Map



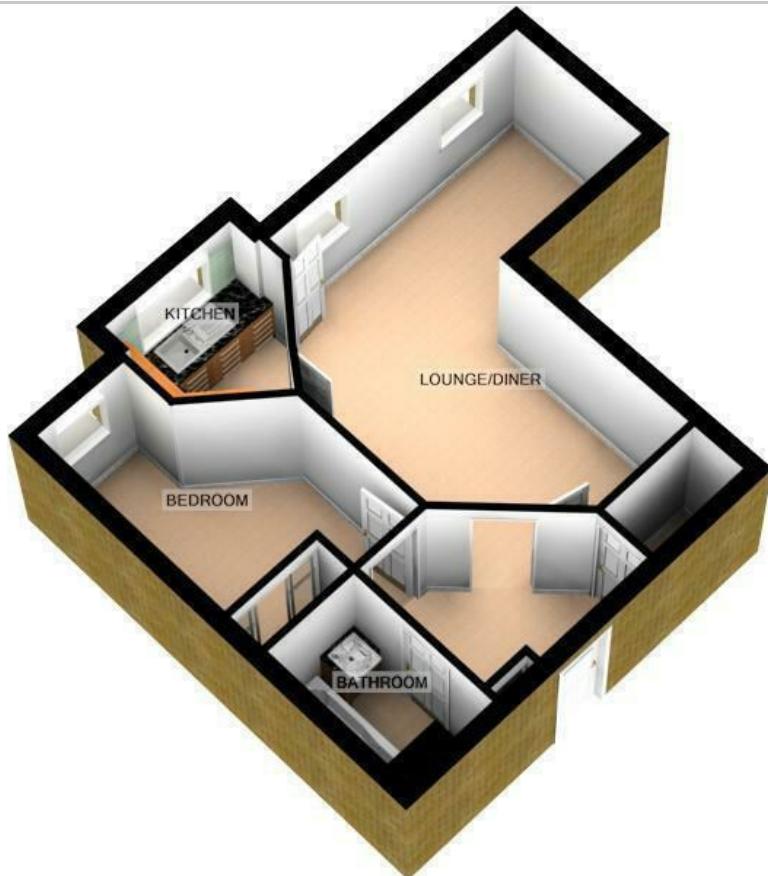
## Hybrid Map



## Terrain Map



## Floor Plan

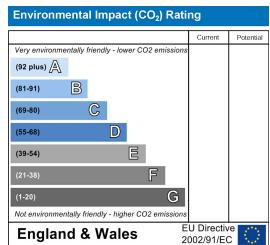
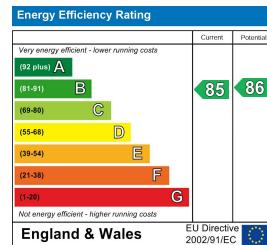


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## Viewing

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.