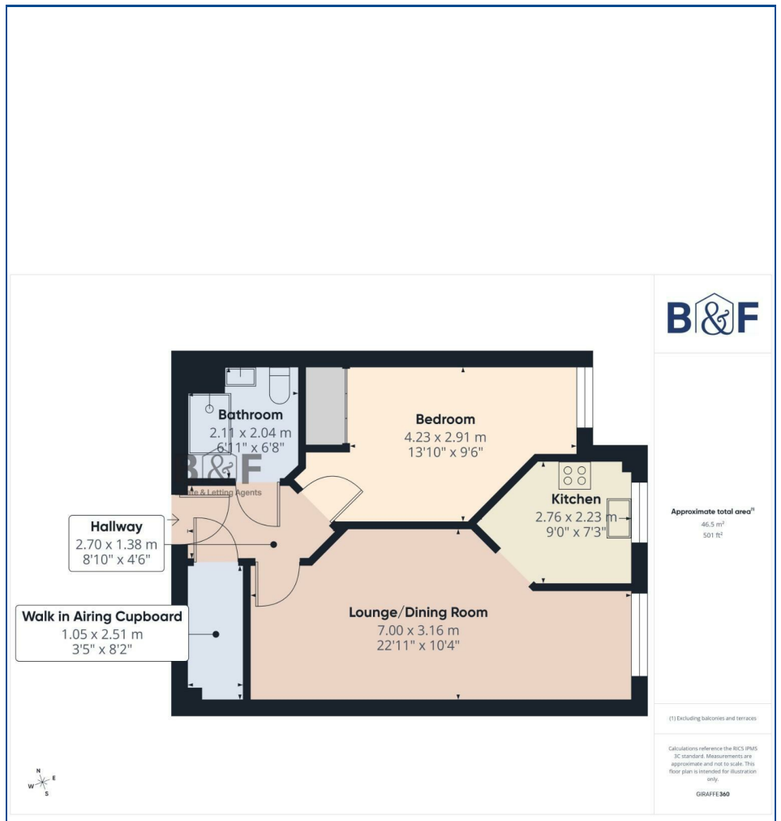


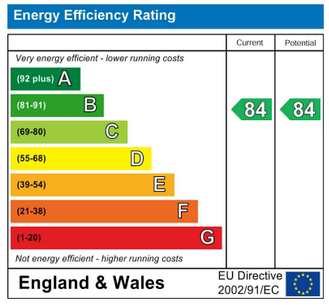








- Vacant Possession
- Fitted Kitchen
- Shower Room
- Double Glazing
- Excellent Order Throughout
- Double Bedroom
- Lounge/Dining Room
- Communal Gardens
- Underfloor Heating
- Close to Local Amenities



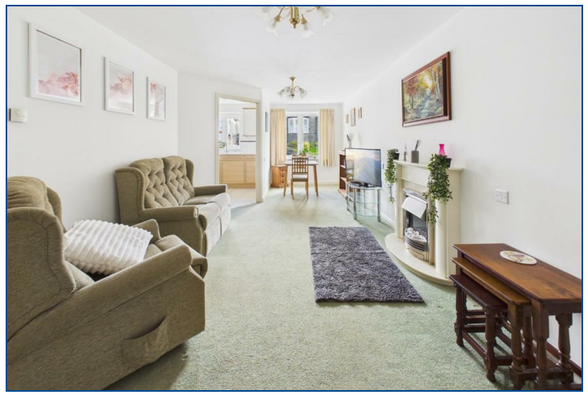
MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

Brunt & Fussell

t: 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ







William Court Overnhill Road, Bristol, BS16 5FL
£145,000



Hallway

Walk in airing Cupboard

Lounge/Dining Room

Kitchen

Bedroom

Shower Room

Communal Gardens

Offered with no onward chain, this excellent one bedroom purpose built first floor retirement apartment. The property was built in 2011 and is in excellent condition throughout. The accommodation comprises hallway with entry phone and walk airing cupboard, lounge/dining room, fitted kitchen, bedroom with fitted wardrobes, and shower room. Other benefits include double glazed windows and underfloor heating. Outside there are delightful communal gardens and allocated parking at an additional cost of £250 per annum. The property benefits from a lift, laundry room and communal lounge and kitchen. There is a guest suite on request at nominal fee. Situated on this sought after complex close to the amenities of Downend, Staple Hill and Fishponds. We fully recommend an early internal inspection. Council Tax C. Energy Rating B. Leasehold 984 years remaining. Service Charge £3,508.83 and Ground Rent £425 per annum.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

