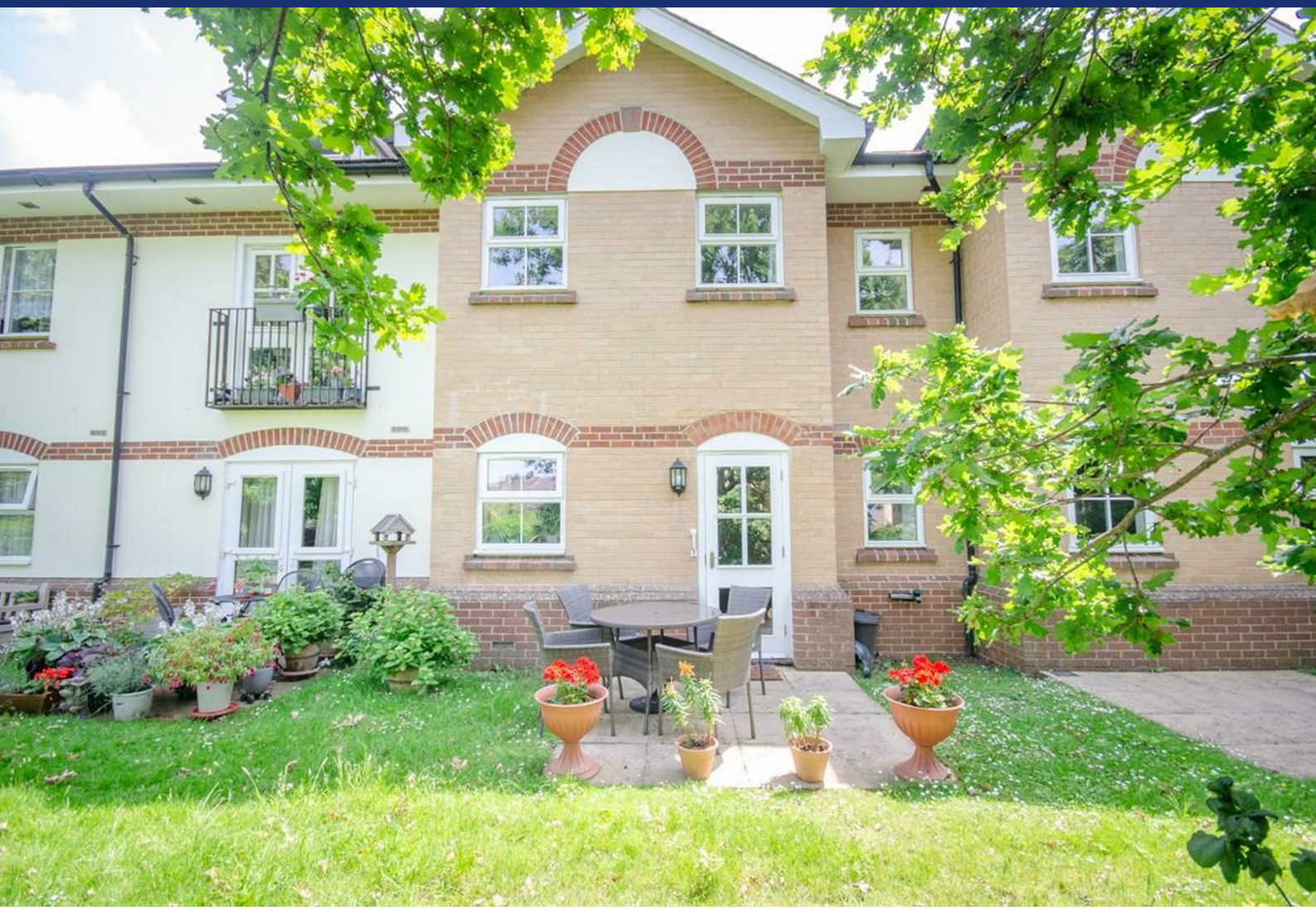
HUNTERS®

HERE TO GET *you* THERE



Sycamore House

Woodland Court, Downend, BS16 2RD

£74,950

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Council Tax: C





3 Sycamore House

Woodland Court, Downend, BS16 2RD

£74,950





DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this ground 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 well presented flat is situated on the ground floor in the block, Sycamore House and is offered for sale with no onward chain.

The accommodation comprises; lounge with a door leading onto a small paved patio area, a kitchen with cream coloured fitted units and an integral oven, hob, an en suite shower room with walk-in shower and a double bedroom with fitted wardrobe.

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

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

LOUNGE/DINER

15'6" x 11'9" (4.72m x 3.58m)

Double glazed window to rear, coved ceiling, airing/storage cupboard, TV aerial point, telephone point, security entry phone, electric night storage heater, double glazed French door leading onto a small paved patio, access into kitchen and door leading into bedroom.

KITCHEN

7'5" x 6'3" (2.26m x 1.91m)

Ceiling with recessed LED spot lights, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of cream coloured wall and base units with under pelmet lighting and incorporating an integral electric oven and a four ring induction hob with extractor fan over, space for a fridge freezer, plumbing for washing machine, square edged wooden work surface.

BEDROOM

14'9" x 8'8" (4.50m x 2.64m)

Double glazed window to rear, coved ceiling, TV aerial point, telephone point, sliding fronted fitted wardrobe with hanging rail and shelving, electric wall heater, door leading into shower room.

SHOWER ROOM

6'4" x 6'2" (1.93m x 1.88m)

Ceiling with recessed LED spot lights, white suite comprising; W.C. with concealed cistern, wash hand basin inset into a vanity unit, walk-in shower with chrome shower system, seat and grab rail, shaver point, tiled splash backs, heated towel rail.

COMMUNAL AMENITIES

RESTAURANT
The development has its own restaurant which caters for all dietary requirements.

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

COMMUNAL GARDENS
The development is surrounded by well maintained communal gardens with a centre piece water feature.

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









Road Map



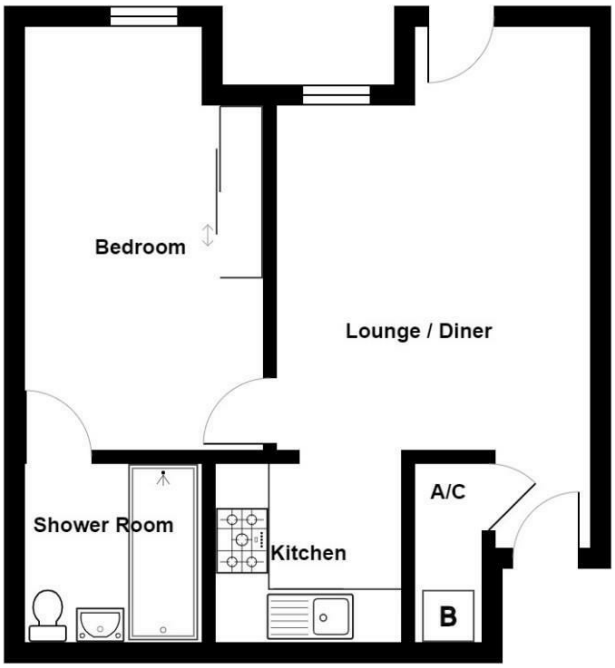
Hybrid Map



Terrain Map



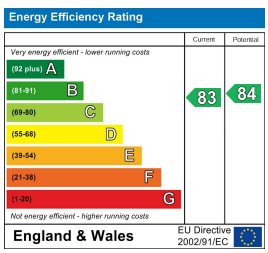
Floor Plan

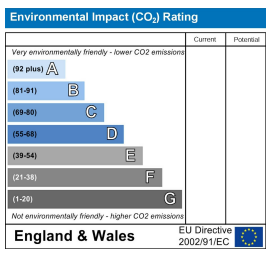


Viewing

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.

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