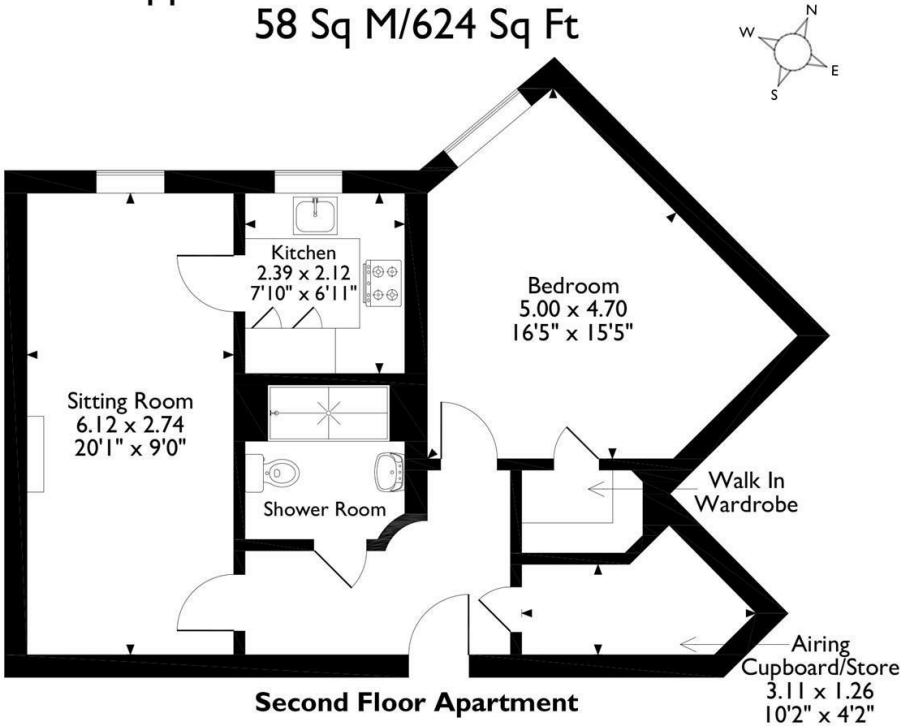
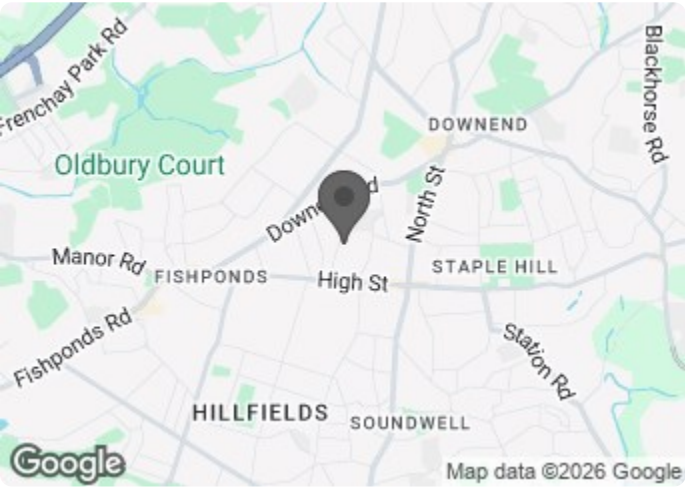


William Court, Flat 38, Overnhill Road, Bristol
Approximate Gross Internal Area
58 Sq M/624 Sq Ft



Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	81	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Registered in England and Wales No. 10716544



38 William Court

Overnhill Road, Downend, Bristol, BS16 5FL



Asking price £155,000 Leasehold

Positioned on the top floor, this well presented, one bedroom apartment has a lovely outlook over the landscaped communal gardens.
Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

William Court, Overnhill Road, Downend, Bristol

William Court
Constructed in 2011 by award-winning retirement home specialists McCarthy Stone, William Court is a 'Retirement Living' development providing a quality-of-lifestyle opportunity for the over 60's and designed for independent living with the peace-of-mind provided by the day-to-day support of our excellent House Manager.

William Court is located within close proximity to both Downend and Staple Hill High Streets and the development enjoys excellent communal facilities including a homeowner's lounge, laundry room and beautiful landscaped gardens. All apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. There is also the excellent guest suite widely used by visiting family and friends for which a small charge per night applies. It's so easy to make new friends and to exercise both body and mind at William Court. This is a very sociable development and there are always plenty of regular activities to choose from including; fitness classes, coffee mornings, games and quiz nights, table tennis, snooker, seasonal and themed events. Whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The Local Area
Downend is well served by local transport links, making it an excellent location for commuters. The area has good access to the Avon Ring Road (A4174) and the M4 and M32, and the number five bus service runs regularly between Downend and Bristol city centre.

If you fancy a bite to eat, there are plenty of restaurants in Downend itself. Right in the centre on Downend Road, there's The Horseshoe, which offers classic pub fare. There's also The Tamarind, serving Indian cuisine, Mezza at the Green Dragon, which serves Greek, Spanish, Chinese, Moroccan and Mexican Mezza (small) dishes, ItalB, an Italian restaurant and a local coffee shop called The Beehive House. Alternatively, residents can head into central Bristol, where they'll find an array of restaurants to suit all tastes. If the sun's shining in Downend, there are a number of outdoor spaces to choose from. The King George V Playing Fields is the largest green space in the area, and is used by a number of local sports teams. There is also Lincombe Barn Park and Woods, as well as access to the Bristol-Bath Cycle Path, which is part of the National Cycling Network. Slightly further afield in Hambrook, there's Pirate Bay Adventure Golf, an 18 hole course that caters for parties and events.

In the centre of Downend, there's a Sainsbury's Local, as well as a range of stores, including a Co-operative pharmacy, florist and furniture show room. There are also a number of banks along Badminton Road, such as HSBC and Lloyds TSB. The areas surrounding Downend are home to a number of the major



supermarkets, including a Morrisons in Fishponds, a Sainsbury's in Emerson's Green and an Iceland in Staple Hill. Residents can, of course, travel into central Bristol and visit Cabot Circus. Downend is well served by local amenities. Downend Library is centrally located and offers all of the expected facilities, as well as a range of events including stories and songs for under-5s and coffee mornings. There are also a number of health centres, such as Christchurch Family Medical Centre and Willow Surgery.

No.38
No.38 is positioned on the top floor and has a lovely outlook over the landscaped communal gardens. The well presented accommodation comprises; generous size living room with modern feature fireplace, well equipped kitchen hosting integrated appliances, generous size double bedroom with walk in wardrobe and bathroom with level access shower. A large walk in airing cupboard/store is also accessed from the entrance hall.

Entrance Hall
Front door with spy hole leads to the entrance hall. There is a 24-hour emergency response pull cord system and sophisticated intercom entry system that can provide both a audio and visual link (via the Home Owners TV) to the main development entrance door. Large walk-in storage cupboard has light and shelving, and houses both the Gledhill hot water tank and the Vent Axia heat exchange unit. Illuminated light switches and smoke detector.

Living Room
With a double glazed window overlooking the gardens. Focal point fireplace with inset electric fire. TV and telephone points, two ceiling lights, raised electric power sockets. A glazed panelled door leads into a separate kitchen.

Kitchen
With two double-glazed windows. Range of 'Maple effect' fronted fitted wall and base units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with a stainless-steel chimney style extractor hood, waist-level oven and concealed fridge and freezer. Extensively tiled walls and tiled floor.

Double Bedroom
A generous size double bedroom with a double-glazed window. Walk in wardrobe with hanging and shelving space. TV and phone points.

Shower Room
White suite comprising; walk-in level access shower with glazed screen, WC, vanity wash basin with cupboard below, and mirror, strip light and shaver point over. Fully tiled walls and floor, electric heated towel rail and emergency pull cord.

Parking
Parking permits are available on a first come, first served basis and are at a cost of £250 per annum. Please check with the House Manager on site for availability.



1 Bed | £155,000

Additional Information & Services
• Fibre to the Cabinet Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:

- Underfloor Heating Within Apartments
- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

The annual service charge is £3,508.83 for financial year ending 31/03/2027.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease
Lease Length: 125 years from the 1st June 2011
Ground Rent: £425 per annum
Ground Rent Review date: June 2026

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

