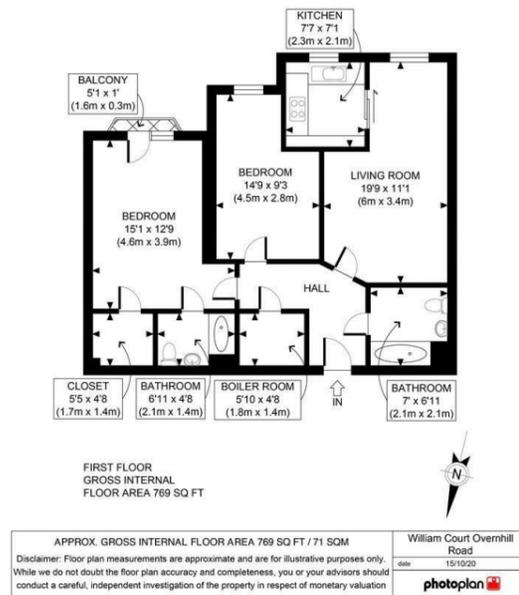
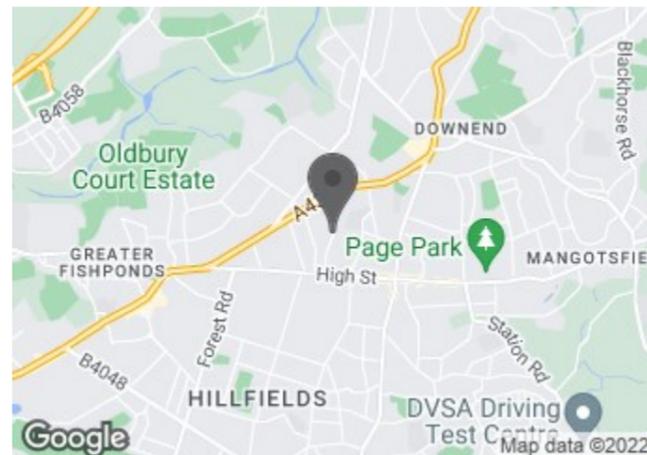


# McCARTHY STONE RESALES

## WILLIAM COURT OVERNHILL ROAD, DOWNEND, BS16 5FL



**COUNCIL TAX BAND: D**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>84</b>	<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			



# McCARTHY STONE RESALES

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A beautiful two bedroom first floor retirement apartment with a pleasant ELEVATED OUTLOOK TO TREE-LINED STREET. This bright and cheery apartment has been recently redecorated with new carpets throughout.

**PRICE REDUCTION**

**ASKING PRICE £199,950 LEASEHOLD**

For further details, please call **0345 556 4104**  
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# WILLIAM COURT, OVERNHILL ROAD,

# 2 BEDROOMS £199,950

## INTRODUCTION:

Occupying a super upper floor position with a lift service providing access to the fantastic communal facilities of the development and enjoying a wonderful elevated outlook over the development entrance to the mature predominantly residential tree-lined Overnhill Road. This bright and cheery apartment has been recently redecorated with new carpets throughout and is ready for immediate occupation benefiting further from vacant possession. It has excellent accommodation including a spacious living room, quality kitchen with a comprehensive range of integrated appliances, master bedroom with 'Juliette' balcony and en-suite facilities and second bedroom and bathroom. All-in-all a really lovely home.

Constructed in 2011 by award-winning retirement home specialists McCarthy and 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 professional House Manager who oversees the smooth running of the development. William Court is in a much-favoured residential location within close proximity to both Downend and Staple Hill High Streets. The development enjoys excellent communal facilities including a homeowners' lounge, laundry, scooter store 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 of £25 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 join in as much or a little as they wish.

## ENTRANCE HALL

Having a solid entrance door with spy-hole, security intercom

system that provides both a visual (via the home-owner's TV) and verbal link to the main development entrance door. Emergency pull cord, walk-in store/airing cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water. In addition the separate heat exchange system supplies hot water to the underfloor heating system, which services the entire flat and is included in the service charge.

## LIVING ROOM:

A spacious and bright and welcoming room with double-glazed windows and pleasant outlook. Having a focal-point fireplace with an inset electric fire and a feature glazed panelled door leads to the kitchen.

## KITCHEN:

With a double-glazed window and pleasant view. Quality range of 'Maple effect' fitted units with contrasting worktops incorporating a stainless steel inset sink unit. Integrated appliances include; a four-ringed ceramic hob with a stainless-steel chimney style extractor hood, waist-level single oven and concealed fridge and freezer. Extensively tiled walls and fully tiled floor.

## MASTER BEDROOM:

A great double bedroom flooded with natural light courtesy of the double-glazed French door and side panel opening onto a 'Juliette' balcony. Again lovely views over the development entrance to the tree-lined and quiet residential road outside. Walk-in wardrobe with auto light, ample hanging space and shelving. Door to en-suite facilities.

## EN-SUITE WETROOM

Modern white sanitary ware comprising; a close-coupled WC, Pedestal wash-hand basin with mirror, strip light and shaver point over, wet room styled walk-in level access shower cubicle with a thermostatically controlled adjustable shower. Fully tiled walls and floor, electric heated towel rail, emergency pull cord.

## BEDROOM TWO:

A double bedroom with a double-glazed window.

## FURTHER WETROOM:

Modern white sanitary ware comprising; a close-coupled WC, Pedestal wash-hand basin with mirror, strip light and shaver

point over, wet room styled walk-in level access shower cubicle with a thermostatically controlled adjustable shower. Fully tiled walls and floor, electric heated towel rail, emergency pull cord.

## SERVICE CHARGE:

- Individual underfloor heating charges are covered within the service charge
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. To find out more about service charges please contact your Property Consultant or House Manager.

## GENERAL:

There are landscaped communal gardens with a pond. Efficient under-floor heating. Private car parking is available with a yearly permit at an annual charge of around £250 per annum for which there may be a waiting list.

## GROUND RENT:

Annual fee - £495 reviewed 06/2026

## LEASE INFORMATION

125 years from 2011

