PRICE REDUCTION

McCarthy & Stone
RESALES

35 William Court, Overnhill Road, Downend, BS16 5FL
Asking price £229,950 LEASEHOLD

For further details
please call 0345 5564104

35 William Court, Overnhill Road, Downend, BS16 5FL

A VERY WELL PRESENTED TWO BEDROOM SECOND FLOOR RETIREMENT APARTMENT

William Court

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 excellent 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 homeowner's 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 'dip in and out' of activities as they wish.
TALK TO US ABOUT OUR PART-EXCHANGE SCHEME.
This well-presented apartment located on the second floor in a corner of the building and just a short walk from the lift service to all floors. It enjoys a bright and airy double-aspect living room with a flood of natural light. There is a fully-fitted kitchen complete with integrated appliances, two generous bedrooms and a wet room style bathroom with level access shower.

Entrance Hall

Having a solid entrance door with spy-hole, security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, boiler cupboard with light and shelving housing the Gledhill boiler supplying domestic hot water. In addition the separate heat exchange system supply's hot water to the underfloor heating system, which services the entire flat and is included in the service charge. Second walk-in store cupboard with light, shelving and the 'Vent Axia' heat exchange.

Living Room

A dual aspect living room with double-glazed windows. Focal-point fireplace with an inset electric fire and a glazed panelled door to the kitchen.

Kitchen

With a double-glazed window. There is a range of 'Maple effect' fronted fitted wall and base 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, high level single oven and concealed dishwasher, fridge and freezer.

Bedroom One

A double bedroom with a double-glazed window with a pleasant outlook, built-in wardrobe with ample hanging space, shelving and mirror-fronted sliding doors.

Bathroom/WC

Modern white suite 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 and pleasant outlook.

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

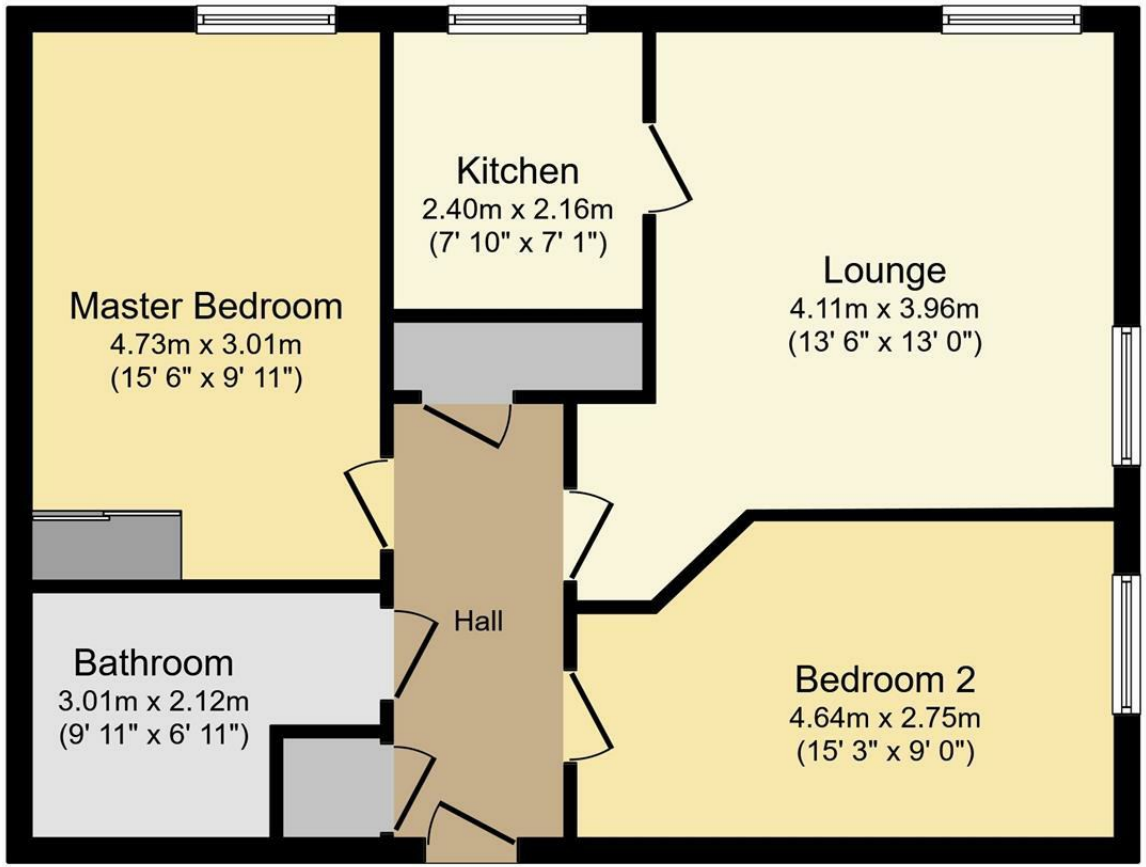
The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, your water rates, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out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

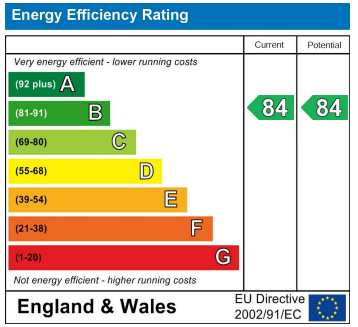


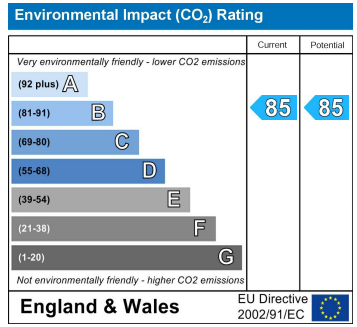
Floor Plan

Floor area 65.0 sq. m. (700 sq. ft.) approx

Total floor area 65.0 sq. m. (700 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property.
The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © KeyAGENT





There is an event fee which is applicable to the property upon sale, for further details please contact our Property Consultant.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are produced for guidance purposes only and therefore complete accuracy cannot be guaranteed. If there is any particular point which is of importance to you, we recommend verification should be obtained. These details do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in the photographs are not necessarily included in the sale. Any interested Parties are advised to check availability and make an appointment to view before travelling to see a property to avoid any wasted time or travel costs.

Please contact us if you require a larger print version

For further details, please call 0345 5564104 or email resales@mccarthyandstone.co.uk

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