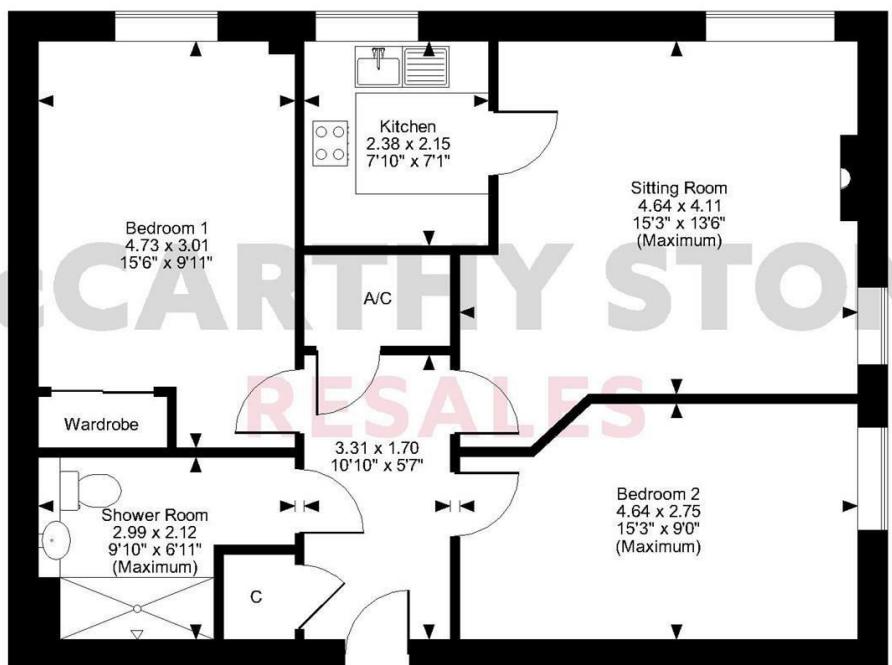
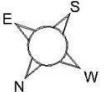


William Court, Overhill Road, Bristol  
Approximate Gross Internal Area  
716 Sq Ft/67 Sq M

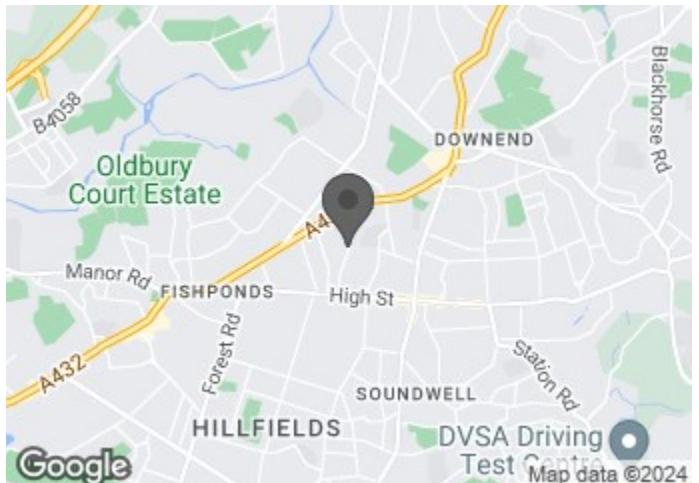


Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
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## COUNCIL TAX BAND: D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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**McCARTHY STONE**  
RESALES

**35 WILLIAM COURT**  
OVERNHILL ROAD, DOWNEND, BS16 5FL



Located on the second floor of this beautiful development, is this well presented, two double bedroom retirement apartment. Being dual aspect, the apartment is light and airy and is accessible to all the facilities this fabulous development offers, such as the homeowners lounge, landscaped communal gardens, laundry room and mobility scooter store.

**ASKING PRICE £215,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstoneresales.co.uk](mailto:resales@mccarthyandstoneresales.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# WILLIAM COURT, OVERHILL ROAD, DOWNEND, BRISTOL, BS16 5FL

## 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 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.

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 double 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. 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 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.

## SHOWER ROOM

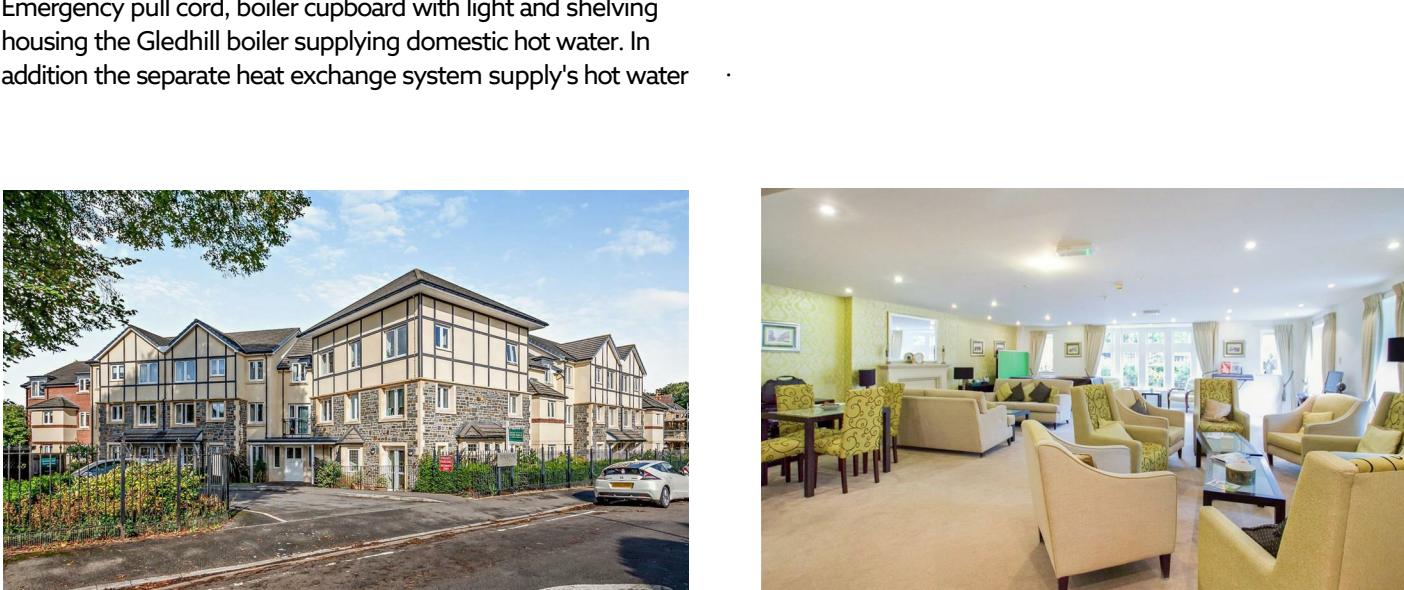
Modern white suite comprising; walk-in level access shower with glazed shower screen and thermostatically controlled adjustable shower, close-coupled WC, vanity wash-hand basin with cupboard below and mirror, strip light and shaver point above. Fully tiled walls and floor, electric heated towel rail and emergency pull cord.

## BEDROOM TWO

A double bedroom with a double-glazed window and pleasant outlook.

## FURTHER INFORMATION

There are beautiful landscaped communal gardens with a pretty pond. Private car parking is available with a yearly permit at an annual charge of around £250 per annum (subject to availability) Economic heat recovery (heat exchange) system utilising the hot air generated within the property and recirculating this back into the principle room, along with efficient underfloor heating.



# 2 BED | £215,000

## SERVICE CHARGE

- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- Individual underfloor heating charges are covered within the service charge
- The cost of the excellent House Manager who oversees the smooth running of the development
- 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.

Service Charge: £4,568.09 per annum (per financial year ending 31/03/2024)

## LEASE INFORMATION

Lease 125 Years from June 2011

Ground rent: £495 per annum

Ground rent review date: June 2026

