



## Flat 27 Britannia Court, Christchurch Lane, Downend, Bristol, BS16 5TR

McCarthy & Stone built 2nd floor retirement flat | Short walk to Downend & Staple Hill shops | Lounge/diner | Fitted kitchen with built in oven & hob | One bedroom with built in wardrobes | Modern shower room (recently installed) | Communal garden and parking | Communal lounge and Laundry room | No onward chain

**Asking Price: £150,000**

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HERE TO GET *you* THERE

## **Christchurch Lane, Downend, Bristol, BS16 5TR**

Hunters Estate Agents are pleased to offer for sale this McCarthy & Stone constructed second (top) floor retirement apartment which is located in the popular development of Britannia Court. This property is offered for sale with no onward chain and is situated conveniently for the amenities of both Downend and Staple Hill. These amenities include; a wide variety of shops and supermarkets, bus routes, restaurants, doctors surgeries and dentists.

The property offers spacious well presented living accommodation which in brief comprises; entrance hall, a large lounge/diner, a separate kitchen which has an integral oven and hob, a double size bedroom with fitted wardrobes and a recently installed modern shower room.

Additional benefits include; electric heating, UPVC double glazed windows, a security alarm and a security entry phone system.

Britannia Court employs a part-time Development Manager and has many communal facilities for all residents to enjoy. These facilities include; a large communal lounge where several activities are held, a laundry room, a lift, a guest suite, off street parking (not allocated) and well maintained gardens.

It is condition of purchase that residents must be over 60 years of age.

We recommend an early internal viewing inspection.

### **COMMUNAL ENTRANCE**

Main communal entrance via a security intercom entry system, communal hall with access to communal lounge, laundry room, refuge room, house managers office and guest suite. Stairs and lift facility leading to all floors.

### **ENTRANCE HALL**

Access via door with security spyhole, coved ceiling, loft hatch, cupboard housing electric meter and fuse box, alarm box, walk in storage cupboard housing hot water tank, doors leading to: lounge/diner, bedroom and shower room.

### **LOUNGE/DINER**

6.20m (20' 4") x 3.28m (10' 9")

UPVC double glazed window to front, coved ceiling, feature fireplace with electric flame effect fire inset, TV point, economy 7 night storage heater, TV point, hardwood glazed double doors leading through to:



### **KITCHEN**

2.31m (7' 7") x 2.18m (7' 2")

UPVC double glazed window to front, range of fitted wall and base units, laminate roll edged work top incorporating a single stainless steel sink bowl unit, tiled splash backs, built in electric oven and hob, extractor fan hood, space for under counter fridge and freezer, coved ceiling, Creda warm air convector heater,



## BEDROOM

4.95m (16' 3") (furthest point) x 2.74m (9' 0")  
UPVC double glazed window to front, covered ceiling, Economy 7 night storage heater, fitted mirror fronted wardrobes.



## SHOWER ROOM

Recently installed suite comprising: walk in shower, vanity unit with wash hand basin inset, close coupled W.C, tiled walls, coved ceiling, Creda warm air convector heater, heated towel rail, extractor fan, illuminated mirror.



## COMMUNAL FACILITIES:

The apartment benefits from communal facilities available to all of the residents of Britannia Court. There is a laundry room providing washing and drying facilities, a refuse room for the disposal of household waste, a guest suite is available for the residents and there is a small daily fee charged for the use of this room which is bookable in advance via the House Manager. There are well kept communal gardens for the residents to enjoy and off street parking spaces.

## RESIDENTS LOUNGE

The development has a large lounge with communal kitchen facilities where several activities are held, or where the residents can go to simply socialise and enjoy each others company with a cup of tea! The House Manager has an office situated here for the convenience of the residents.

## LAUNDRY ROOM

The development has a communal laundry which has a selection of large washing machines and tumble dryers.

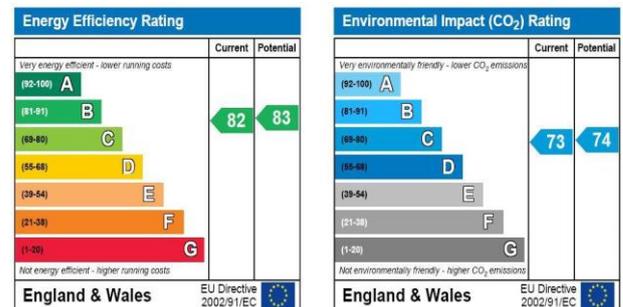
## COMMUNAL GARDEN

Britannia Court is displayed with pleasant well kept communal gardens with well stocked flower and shrub borders and seating areas

## OFF STREET PARKING

Communal off street parking strictly for residents only.

## ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## OPENING HOURS

Monday - Friday: 9am - 6pm  
Saturday: 9am - 5pm  
Sunday: Closed

## 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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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.