



McCarthy & Stone  
RESALES

38 William Court Overhill Road, Downend, BS16 5FL  
Asking price £175,000 LEASEHOLD

For further details  
please call 0345 556 4104

## 38 William Court Overnhill Road, Downend, BS16 5FL

A stunning one bedroom second floor retirement apartment - OFFERED IN A LIKE NEW CONDITION -

### Introduction:

Occupying a super second floor position with convenient access to the lift service to all other floors and with a wonderful outlook over the lovely landscaped gardens. This spacious one bed apartment provides larger-than-average accommodation. The feeling of space is apparent in the entrance hall. The lounge is cosy with an outlook over the mature gardens and the bedroom is especially spacious with its walk-in wardrobe. There is a very well-equipped kitchen complete with integrated appliances, and a modern wet room styled bathroom.

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. 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.

William Court is located in one of the best residential addresses in the area, a leafy suburban street with many imposing private homes. It is within close proximity to both Downend and Staple Hill High Streets

### Hallway:

A Front door with spy hole leads to the large entrance hall with ample space for hall furniture. 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 Vent Axia heat exchange unit. Illuminated light switches, smoke detector, and a feature glazed door leads to the Living Room

### Living Room:

With a double-glazed window affording a very pleasant outlook over the mature landscaped gardens of the development. TV and telephone points. Two ceiling lights. Feature glazed-panelled door leads to the kitchen.

### Kitchen:

With a double-glazed window overlooking the garden. 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 comprise; a four-ringed hob with a stainless-steel chimney style extractor hood, waist level single oven and concealed fridge and freezer. Built in integrated dishwasher. Extensively tiled walls and fully tiled floor.

### Double Bedroom:

Is of a very good size and is a particular feature of the lovely apartment. An irregular shaped room which provides added interest to the accommodation. With a double-glazed window overlooking the development garden. Benefiting from a walk-in wardrobe with light ample hanging space and shelving. Ceiling lights, TV and phone point.

### Wet Room:

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

### Heating

The apartment features underfloor heating throughout and the fuel costs are covered by the management company.

### Ground Rent

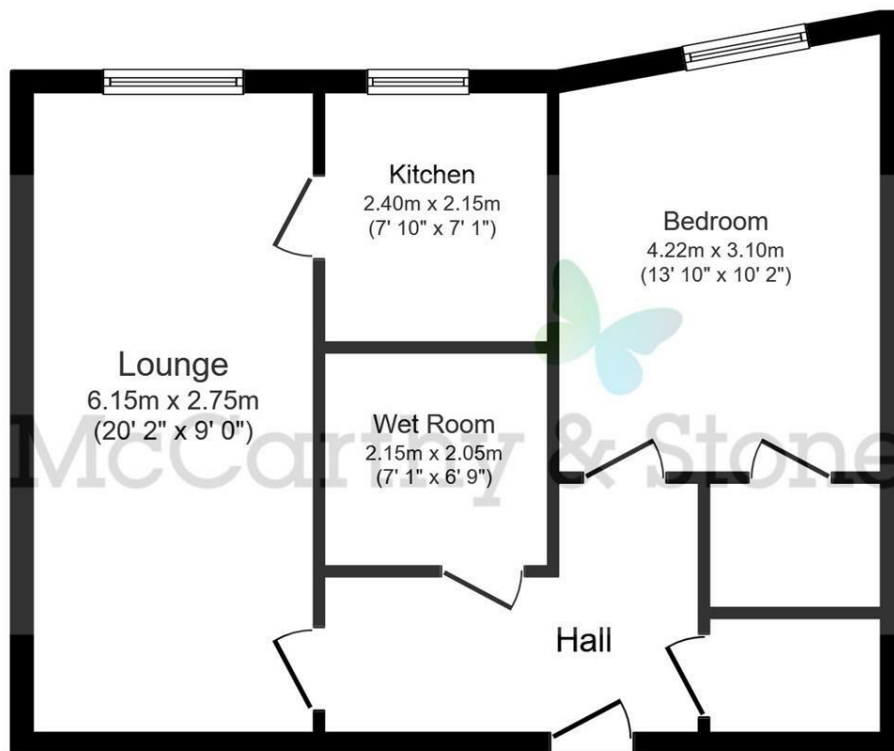
Annual price - £425

### Lease Length

125 years from 1st June 2011.







**Floor Plan**

Total floor area 51.0 sq. m. (549 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for McCarthy & Stone. Powered by www.focalagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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

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 556 4104 or email [resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk)**

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