

8 Hornbeam House
BS16 2RJ
£135,000
1st floor apartment

8 hornbeam House is a modern spacious first floor apartment in a purpose built block within Woodland Court Village, a complex of retirement properties located at Downend within easy travelling distance of Bristol and the M4.

Please note: This property is currently in the process of having a new kitchen and bathroom fitted. Photos will be added when this is complete.

Briefly the property comprises:

- Living room
- Bedrooms with en-suite
- Kitchen with fitted units
- En-Suite
- Double Glazing
- 24 hour emergency response system
- Domiciliary support packages are available
- On-site parking

To arrange a viewing please contact Steve Catley on **0117 906 1400**.

Entrance Hall [5'x4"approx]

Storage Cupboard with hot water tank waist high power points.

Living Room [15'max x11'8"approx]

This is a good size room with two windows, entrance to the kitchen and door to the bedroom. The room has ample waist-high electric sockets, wall mounted entry phone, TV point, telephone point, smoke alarm, electric storage heater, and 24-hour emergency response alarm.

Kitchen [6'4x7"8'approx]

With fitted Shaker Style kitchen units in cream with beech worktops. Single bowl stainless steel sink, ample power sockets. Appliances include integrated fridge with freezerbox, electric hob with extractor hood above, eye level electric fan assisted oven and space for washing machine.

Bedroom [8'10"max 14'10'approx]

Good size bedroom with TV point, telephone point, wall mounted electric storage heater, 24-hour emergency response alarm.

En-Suite [16'4x"6'66"approx]

White bathroom suite consisting of a bath, wash hand basin with storage cupboard below, marble shelving, WC extractor fan, heated towel rail, shaver point, and 24-hour emergency response alarm.

About Woodland Court Retirement Village

Situated at Downend on the north eastern outskirts of Bristol, residents have easy access to the shopping and entertainment facilities of a major historical city. The development comprises 57 apartments in four buildings with a wide range of 1 and 2 bed accommodation and on site amenities, which make it a thriving community in itself.

Directions to Woodland Court

Follow the M32 out of Bristol, leave the motorway at junction 1. Head eastwards towards Bromley Heath on the A4174 Avon ring road until you reach a roundabout. Take the second exit into Bromley Heath Road A4017 until you come to some traffic lights. Carry straight on into Overndale Road and straight across a double mini roundabout at the junction with Frenchay Road and Croombes Hill. Woodland Court is situated on the right hand side of Overndale Road and is accessed via a private driveway between 190 and 192.