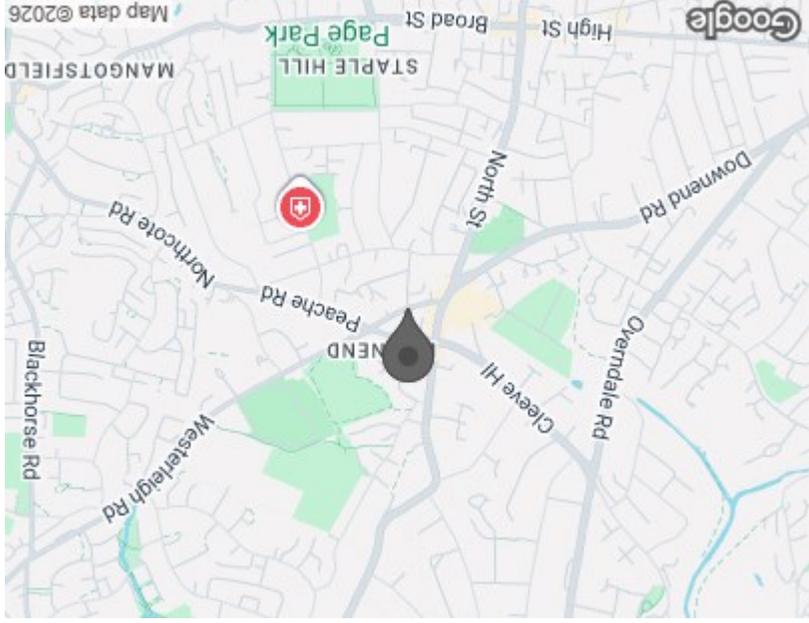


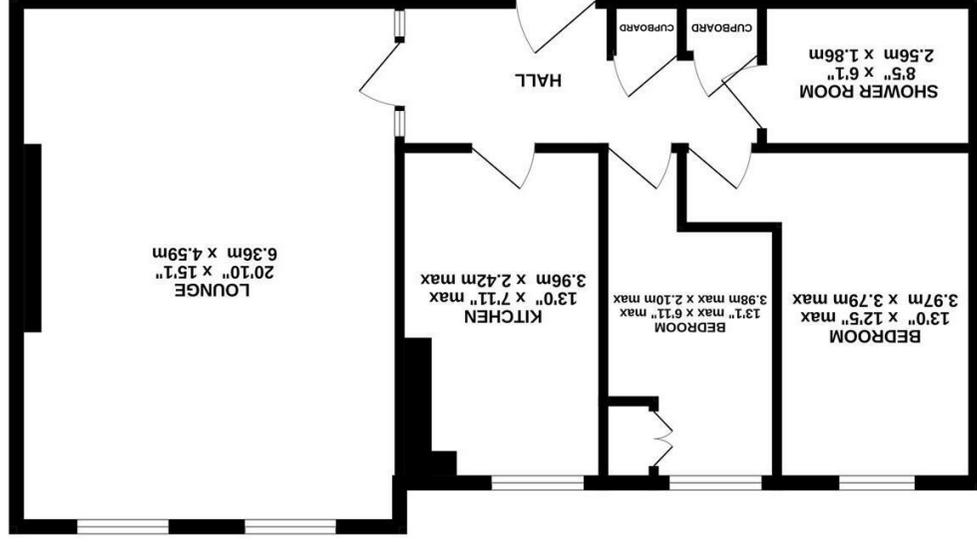


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Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
		Not energy efficient - higher running costs	
		(1-20) G	
		(21-38) F	
		(39-54) E	
		(55-68) D	
		(69-80) C	
		(81-91) B	
		(92 plus) A	
		Very energy efficient - lower running costs	
Potential	Current		
		77	61



AREA MAP



FIRST FLOOR
722 sq.ft. (67.1 sq.m.) approx.

TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.
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FLOOR PLAN



WESTERLEIGH ROAD
DOWNEND, BRISTOL, BS16 6AZ

£190,000





Communal Entrance

Hall

Lounge

20'10 x 15'1

Kitchen

13'0 x 7'11 max

Bedroom

13'0 x 12'5 max

Bedroom

13'1 max x 6'11 max

Shower Room

8'5 x 6'1

External

Communal Gardens

Unallocated Parking



Set within the ever-popular Firs retirement development for the over 60s, this generously proportioned first-floor apartment occupies a particularly pleasant position to the rear of Rowan House, enjoying a peaceful outlook across the communal gardens while remaining just a short, level distance from the amenities of Downend village.

Accessed via stairs, the apartment opens into a welcoming entrance hall which immediately conveys the sense of space found throughout the home. Two useful cupboards provide excellent storage, while doors lead to all rooms.

The lounge is a wonderful focal point of the apartment; an impressively sized and light-filled space enhanced by twin sash windows and notably high ceilings that add to the feeling of openness. There is ample room for both comfortable seating and a dining table, creating an ideal setting for relaxing or entertaining visiting family and friends.

The separate kitchen is thoughtfully arranged with a range of wall and base units finished with sleek white doors and complemented by Granite worktops. Integrated appliances include an eye-level double oven, microwave and dual-burner gas hob, while space is provided for a freestanding fridge freezer.

There are two bedrooms, the larger being a well-proportioned double, alongside a shower room fitted with a white suite comprising wash basin, low-level WC and shower enclosure with electric shower. The apartment is further enhanced by a gas combination boiler.

Residents of the development benefit from excellent communal facilities including a residents' lounge, where regular social events and meetings take place and a shared laundry room with allocated usage times. An entry intercom system, 24-hour emergency call service and part-time on-site manager provide additional peace of mind.

Outside, the development is surrounded by neatly tended communal gardens with off-road parking available on a first-come, first-served basis.

