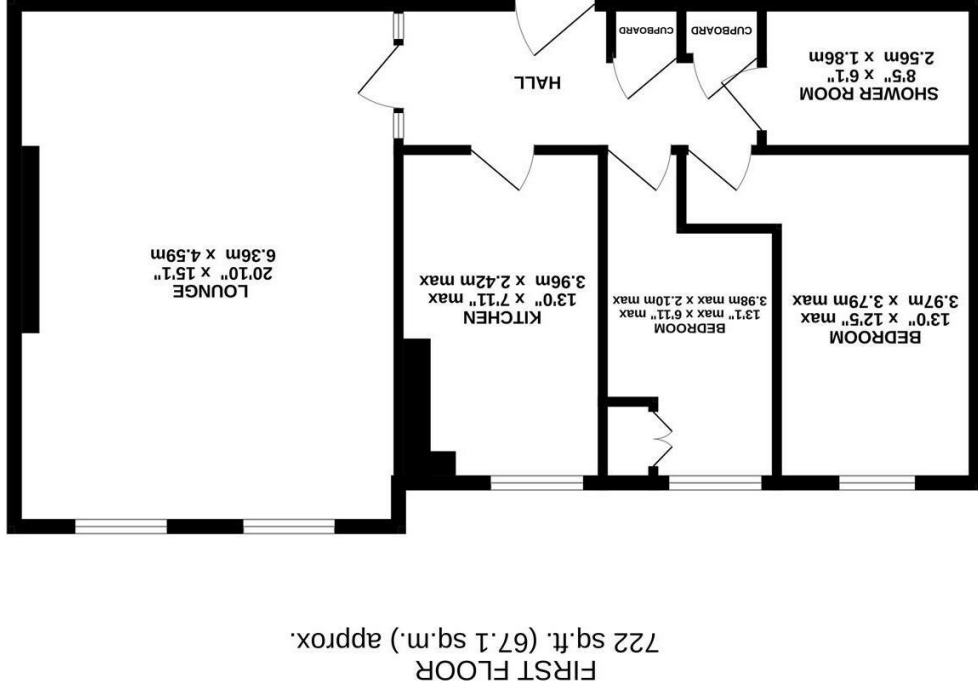


## FLOOR PLAN



While 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 should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee is given as to their quantity or efficiency.

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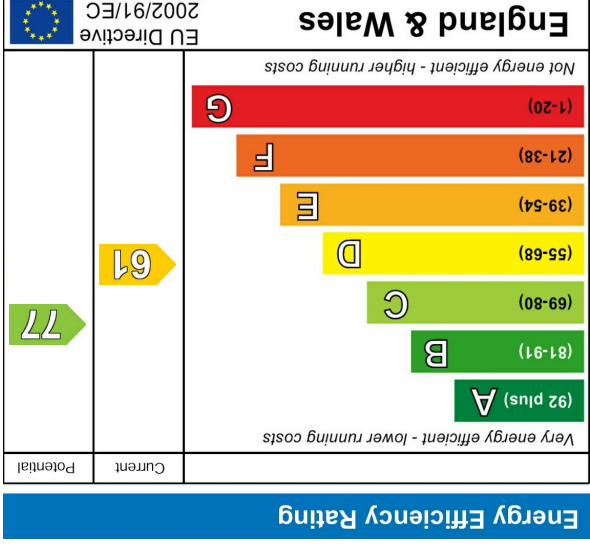
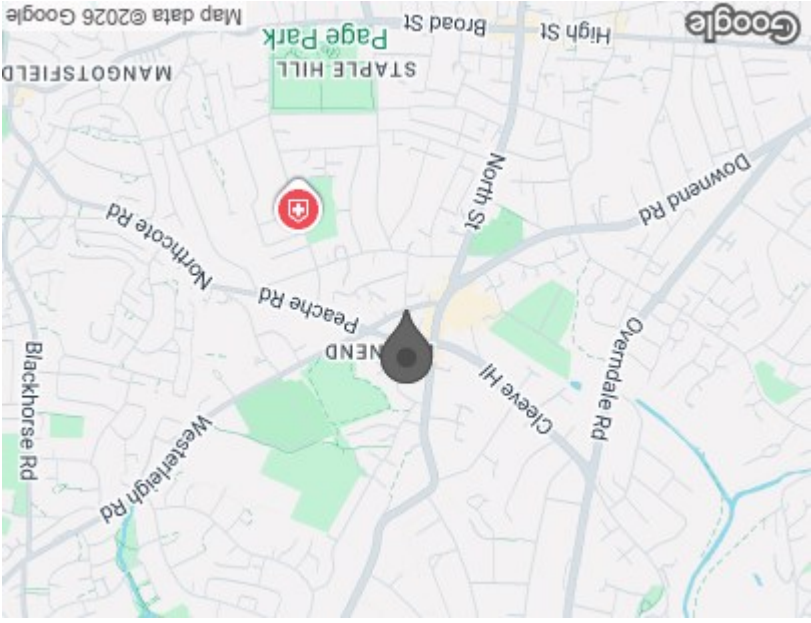
TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.



[WWW.MCOLEMAN.CO.UK](http://WWW.MCOLEMAN.CO.UK)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

## AREA MAP





**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.

