

HUNTERS[®]

HERE TO GET *you* THERE



Tanners Court

Bristol Road, Frenchay, BS16 1RH

£125,000



Council Tax:



5 Tanners Court

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£125,000



DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no onward chain this top floor studio apartment which in our opinion represents an ideal buy to let opportunity, or for a first time buyer looking for an affordable step onto the property ladder.

The property is situated in the popular area of Frenchay and is perfectly located for access onto the Avon ring road, for major commuting routes and for the Bristol cycle path.

The University of the West of England, MOD Abbeywood and Parkway railway station are also within easy reach and pleasant picturesque countryside walks along the river Frome towards Frenchay Village and Hambrook and close by.

The accommodation comprises; a private entrance hall, a good sized living room providing space for a lounge and bedroom area, a separate kitchen and shower room.

Additional benefits include; electric heating, a security entry system, communal gardens and an allocated off street parking space.

An internal viewing appointment is recommended.

COMMUNAL ENTRANCE

The block is accessed via security phone entry system leading to a communal hall, stairs rising to all floors.

ENTRANCE HALLWAY

Electric night storage heater, doors leading to all rooms.

LIVING ROOM/BEDROOM

18'7" x 11'9" (5.66 x 3.58)

UPVC double glazed dormer window to rear, electric night storage heater, intercom phone entry system.

KITCHEN

8'10" x 8'0" (2.69 x 2.44)

Velux window to front aspect, range of fitted wall and base units, laminate work top incorporating a single stainless steel sink bowl unit, tiled splash backs, space for cooker, space and plumbing for washing machine, space for fridge freezer.

SHOWER ROOM

Velux window to front aspect, low level W.C, vanity unit with wash hand basin inset, walk in shower enclosure housing mains shower system with glass shower screen, tiled splash backs, electric cooker point, space for washing machine and fridge freezer.

OUTSIDE:

COMMUNAL GARDENS

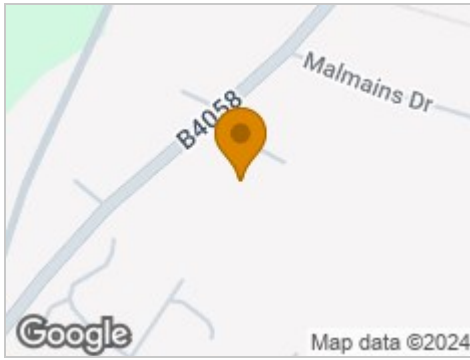
The block has communal well kept lawn gardens to front and rear.

PARKING

The flat comes with an allocated parking space.



Road Map



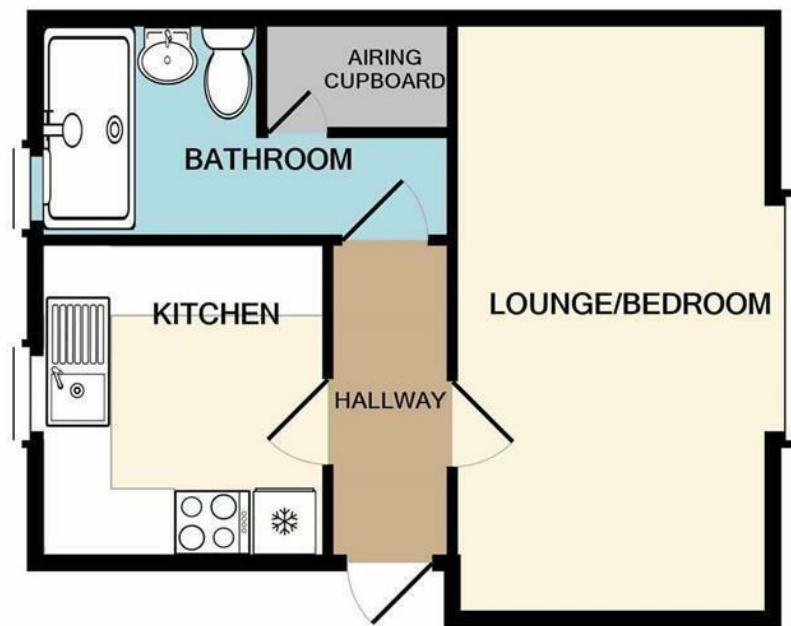
Hybrid Map



Terrain Map



Floor Plan

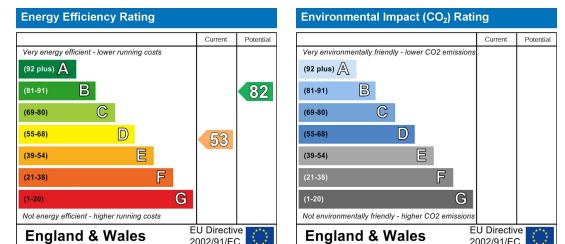


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.