

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 20 Captains Gardens

Fishponds, Bristol, BS16 2GX

Offers In The Region Of £210,000



Hunters Estate Agents - Fishponds office are delighted to offer this stunning 1 bedroom second floor apartment situated within a beautifully restored Grade II Listed building. The unique shape of the building creates a fabulous home; there is a generous master bedroom together with a modern bathroom. The bright and welcoming within a desirable setting close to the bustling High Street and Oldbury Court parkland. This impressive apartment enjoys much natural light and a lovely outlook onto communal grounds/gardens. The spacious hall boasts handy built in cupboards for that all important storage. This stylish home likely to appeal to first time buyers and professionals is offered in 'show home' condition and also features a stunning kitchen/living/dining room with many integrated and built-in appliances. Hunters Exclusive - recommended viewing.





## ENTRANCE

Communal entrance door with entry phone system.

## COMMUNAL HALL

Private entrance door into flat 20.

## HALL

Digital entry phone control panel, built in double cupboard containing a Heatrae gas fired boiler for domestic hot water and central heating, electric fuse box, access to roof space.

## OPEN PLAN ARRANGED KITCHEN/LIVING/DINING ROOM

LIVING ROOM/DINING ROOM 18'2" x 11'0" (5.56m x 3.36m )  
2 radiators, 2 multi paned and double glazed windows with attractive far reaching views, wide opening into..

## KITCHEN 11'1" x 4'2" (3.39m x 1.29m )

Fitted with a stunning range of contemporary white high gloss effect wall, floor and drawer storage cupboards to incorporate a built in Whirlpool oven, inset glass topped hob with extractor above, integrated washing machine and built in fridge/freezer, marble effect working surfaces, Blanco single drainer sink with mixer taps over.

## BEDROOM 1 11'6" x 9'2" (3.52m x 2.81)

Radiator, UPVC double glazed and multi paned effect windows to front with pleasant elevated views.

## BATHROOM 7'10" x 5'6" (2.40m x 1.70)

Luxuriously appointed with a white suite of paneled bath with mixer shower attachment over and fitted screen alongside, low level WC and vanity wash basin with cupboard storage beneath, attractive splash back tiling, timber grain effect vinyl floor covering, concealed ceiling spotlights and extractor.

## EXTERIOR

### COMMUNAL GROUNDS/GARDENS

Located throughout the development are well maintained and landscaped grounds/gardens with lawned areas and planted beds.

### ALLOCATED PARKING SPACE

The property benefits from a specific off street parking space suitable for 1 vehicle.

## TENURE

Understood to be the remainder of a 150 year lease. We understand from the present owners that there will be an annual service charge applied by First Point Management Services (details to follow) No ground rent payable. Grade 2 listed building,

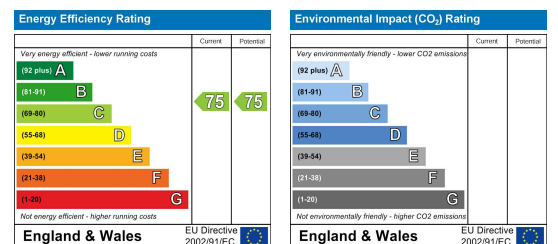
## Area Map



## Floor Plans



## 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.

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