



Flat 3, 4a Tan Gardens, Courtfield Grove

Fishponds, Bristol, BS16 2DS

£220,000



Hunters are delighted to offer for sale this superb 2 double bedroom ground floor apartment with garage, set within a lovely cul-de-sac position within close distance to the high street offering an array of shops and bus routes. Internally this well presented property offers good internal space and would make a great first time buyer home. The property comprises of 2 double bedrooms, a good size lounge, a modest modern fitted kitchen, a contemporary fitted bathroom, a single garage and its own store room located in the basement. Further benefits include gas central heating and double glazed windows, Hunters would recommend an internal viewing.



Entrance

Via communal entry door. Flat 3 is located on the ground floor via panelled door to ...

Hallway

Fitted radiator, wall mounted entry phone system, built in storage cupboard.

Lounge 12'9" x 9'8" (3.90m x 2.96m)

UPVC double glazed window to front, fitted radiator.

Kitchen 6'3" x 5'11" (1.92m x 1.82m)

UPVC double glazed window to rear with pleasant outlook, fitted radiator. Modern kitchen with base and wall fitted units with rolled topped working surfaces incorporating a single bowl sink, fitted electric hob with oven below and extractor over, plumbing for automatic washing machine, space for fridge/freezer, tiled floor, fitted radiator.

Bedroom 1 11'1" x 9'6" (3.40m x 2.92m)

UPVC double glazed window to front, fitted radiator, built in wardrobes with cupboard above,

Bedroom 2 9'6" x 9'1" (2.91m x 2.78m)

UPVC double glazed window to rear, fitted radiator.

Bathroom

Opaque double glazed window to rear, a contemporary luxury suite with panelled bath with mixer taps and over head shower which runs off of the main system, low level w.c. sink into storage unit with drawers below, wall mounted heated towel rail.

Exterior

The property benefits from having its own storage room located in the basement 3.72m x 1.44m with light.

Garage 19'8" x 7'11" (6.00m x 2.43m)

Located to the rear of the property, Electric up and over door, power and light, wall mounted gas combination boiler serving central heating and hot water.

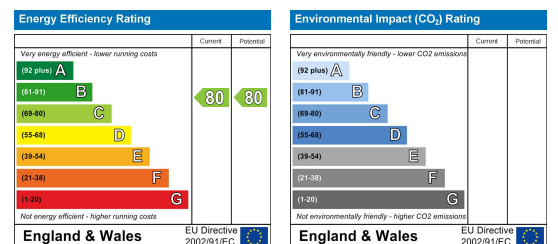
Service Charge

£60.50 per month. No ground rent. The remainder of a 999 year lease started in 2009.

Area Map



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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