

HUNTERS[®]

HERE TO GET *you* THERE



Top Floor Flat, 8 Snowdon Road

Fishponds, Bristol, BS16 1DA

£200,000

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Hunters are delighted to offer for sale this spacious 2 double bedroom top floor apartment set within a position acquiring good access to Bristol centre and Fishponds high street offering great amenities. This delightful property would make a great first time buyer home with internal accommodation briefly comprising of a generous lounge with a lovely rear aspect, a modern fitted kitchen, 2 double bedrooms and bathroom. Further benefits include a single garage, double glazed windows, and night storage heating. We would recommend an internal viewing to appreciate this fine flat.



Entrance

Via communal entry door with entry phone system to lobby with staircase. Flat 8 is located on the top floor.

Hallway

Front door into hallway, wall mounted night storage heater, built in storage cupboard housing plumbing for automatic washing machine, wall mounted entry phone, separate cupboard housing hot water cylinder.

Lounge/Diner 16'2" x 12'0" (4.94m x 3.68m)

UPVC double glazed window to rear with pleasant outlook and views onto nearby trees, double glazed window to side, wall mounted night storage heater.

Kitchen 10'2" x 6'10" (3.12m x 2.09m)

UPVC double glazed window to side, a modern fitted kitchen with base and wall fitted units with beech block effect working surfaces incorporating a one and a quarter bowl sink, fitted electric hob, integral fridge/freezer.

Bedroom 1 13'0" x 9'11" (3.97m x 3.03m)

UPVC double glazed window to rear with pleasant outlook and views, wall mounted night storage heater, wood grain effect fitted laminate flooring, mirror fitted wardrobes with hanging and shelving.

Bedroom 2 11'11" x 8'5" (3.64m x 2.57m)

UPVC double glazed window to side, wall mounted night storage heater.

Bathroom

Comprising of white suite with corner bath with over head shower, low level w.c. sink into storage unit with cupboard below.

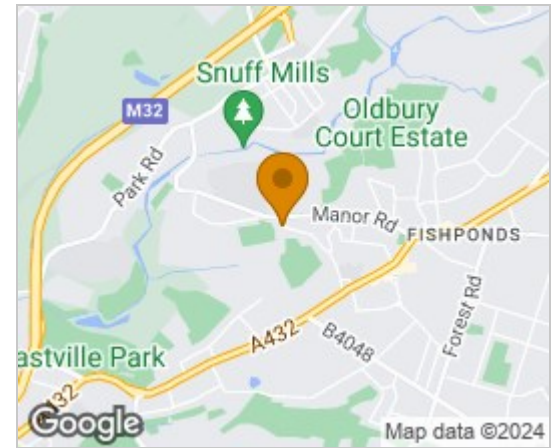
Garage

This property benefits from having its own single garage that's located in a nearby block behind the property.

Lease

The property has the remainder of a 999 year lease with a service charge of £100 per calendar month to include building insurance and a ground rent of £10.50 per annum.

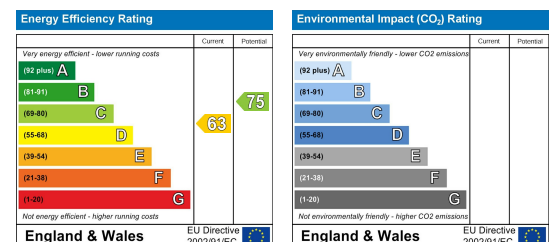
Area Map



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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