

HUNTERS[®]

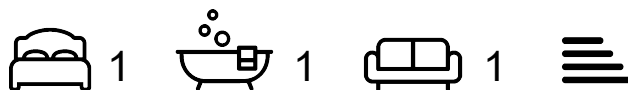
HERE TO GET *you* THERE



Flat 61 Purdy Court, New Station Road

Fishponds, Bristol, BS16 3RT

Offers In The Region Of £125,000



Hunters Estate Agents - Fishponds office are delighted to offer for sale this lovely well presented 1 bedroom second floor retirement apartment set within the popular Purdy Court development, within walking distance to Fishponds High street offering a wide range of shops. Internally you will find, a generous lounge/diner with its own separate entrance, a fitted kitchen, a modern fitted shower room and a spacious double bedroom with fitted wardrobes. Further benefits include, electric heating, double glazed windows. There is also a Purdy Court communal social lounge, and laundry room and beautifully maintained communal gardens for residents only. This property is offered with no onward chain and an internal viewing is recommended. Hunters Exclusive.



Communal Entrance

Via a communal security entrance door leading into communal lounge area, lift which can take you to apartment 61 which is located on the second floor.

Entrance

Via pannelled door to ...

Hallway

Wall mounted entry phone system, built in cupboard housing fuse box, separate built in storage cupboard housing hot water tank and shelving.

Lounge/Diner 20'5" x 14'3" (6.24m x 4.36m)

Dimension at widest point. UPVC double glazed window to rear with pleasant outlook onto communal gardens. A modern fitted electric fireplace with mounted surround, two wall mounted night storage heaters.

Kitchen 8'7" x 7'8" (2.64m x 2.36m)

UPVC double glazed window to side, modern fitted base and wall units with rolled top working surfaces, tiled splash backs incorporating a single bowl sink, space for fridge/freezer, fitted electric hob with separate oven, plumbing for automatic washing/dryer. (washer/dryer and fridge/freezer included in the sale)

Bedroom 1 15'6" x 8'6" (4.74m x 2.60m)

UPVC double glazed window to rear, mirror fitted wardrobes, wall mounted night storage heater.

Shower Room

A modern suite comprising of an extra large shower tray with overhead shower, low level w.c. sink into vanity unit with storage cupboard below, fan heater, heated towel rail and is tiled throughout.

Exterior

A benefit to this property is that residents enjoy a communal garden which is beautifully landscaped, offering mature and attractive planting with lawns. It can be accessed from the lounge or secure side entrance. Parking spaces for residents only are located at the front of the building.

Communal Lounge

There is a communal lounge area which facilitates various events that happen on a weekly basis.

Communal Laundry Room

The property benefits from a residents' laundry room which has several washing machines and dryers.

Management Charges

There is a 6 monthly ground rent payable £182.50. Maintenance charge £2,058.12 per annum or £171.51 per month. The lease is 125 years with the remainder of a 104 years.

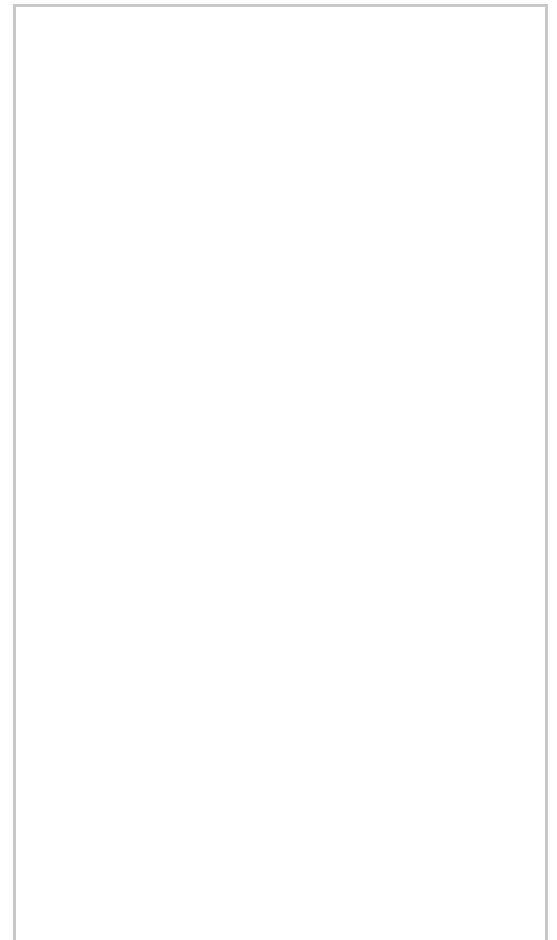
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

764 Fishponds Road, Fishponds, BS16 3UA
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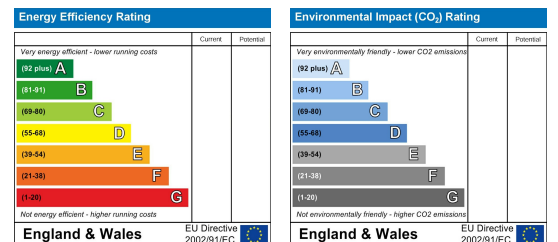
Area Map



Floor Plans



Energy Efficiency Graph



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