

# HUNTERS®

HERE TO GET *you* THERE



## Flat 1 Greenbank view, 20 Orchard Road

Kingswood, Bristol, BS15 9QU

Offers In The Region Of £180,000



Hunters Estate Agents - Fishponds office are delighted to offer this modern ground floor purpose built apartment. Constructed in 2005 this smart newly decorated apartment offers an ideal choice for first time buyers and those seeking a retirement home. One of only 19 apartments within this attractive development within a desirable location, tucked away off Orchard Road, Kingswood. This vacant flat features a modern high gloss finished kitchen, en-suite shower room, gas central heating, upvc double glazing throughout and a designated parking space. The development is well placed for a range of local shops and services. Hunters exclusive - recommended viewing.



## Entrance

Communal entrance door into communal hall with stairs to upper floors, inner communal door leading to private entrance door into ...

## Hallway

Open Plan Kitchen/Living Room 16'8" x 12'4" (5.09m x 3.78m)  
Fitted with a range of white high gloss effect wall, floor and drawer storage cupboards with marble effect working surfaces to incorporate a built in oven and inset hob with extractor canopy over, fitted washing machine, fridge and mini freezer, timber grain effect floor, two radiators, single drainer stainless steel sink unit, splash back panel, cupboard containing an gas fired boiler for domestic hot water and central heating, electric fuses, UPVC double glazed window to front with a pleasant open outlook, door into ...

## Bedroom 1 10'9" x 8'2" (3.28m x 2.49m)

Radiator, three fitted ceiling height storage cupboards, fitted single door corner wardrobe with shelving along side, radiator, concertina door into ...

## Ensuite Shower Room 6'4" x 5'8" (1.95m x 1.73m)

Luxury white suite of low level w.c. pedestal wash basin and corner cabinmate with a fitted thermostatically controlled shower, vanity wall unit, ceiling extractor, vinyl floor covering, heated towel rail.

## Exterior

### Communal Grounds

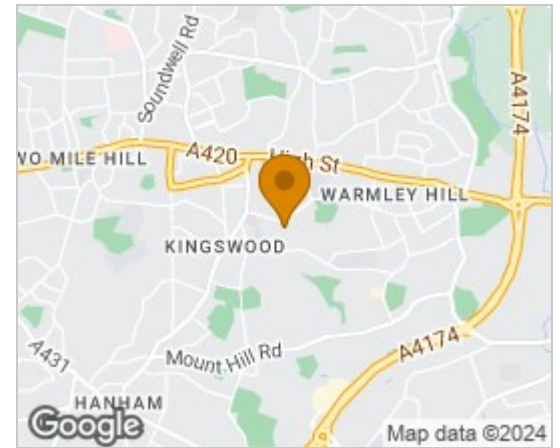
### Off Street Parking

The apartment benefits from exclusive use of parking space 1 position is directly in front of the apartment.

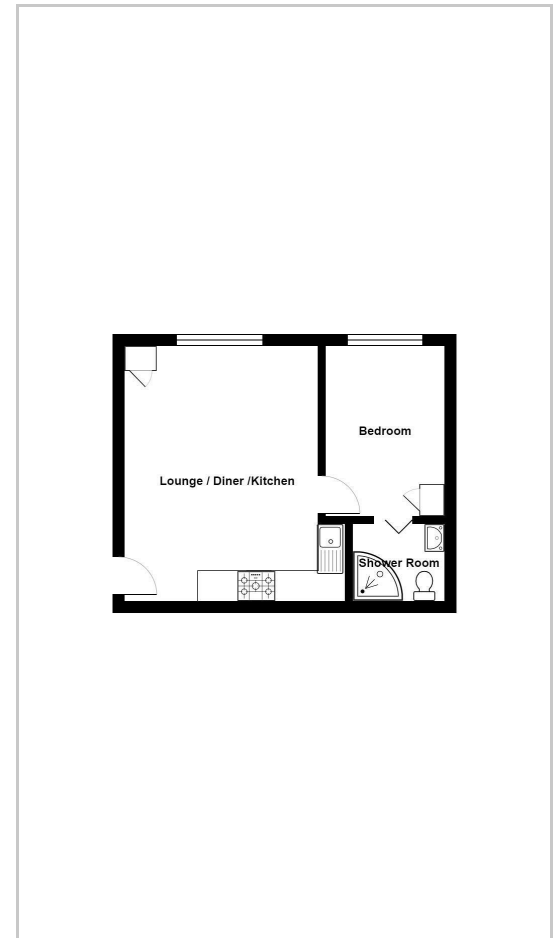
## Tenure

Understood to be the remainder of a 999 year lease from the 1st January 2005. The current management charge payable to Easton Bevans Block Management up to March 2024 was £931.64. There is also a nominal ground rent payable on an annual basis. This charge is made as a contribution to the upkeep of communal parks, communal grounds and parking areas.

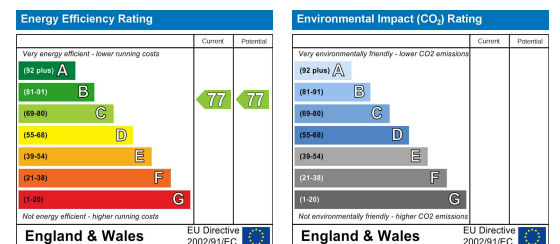
## Area Map



## 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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>