



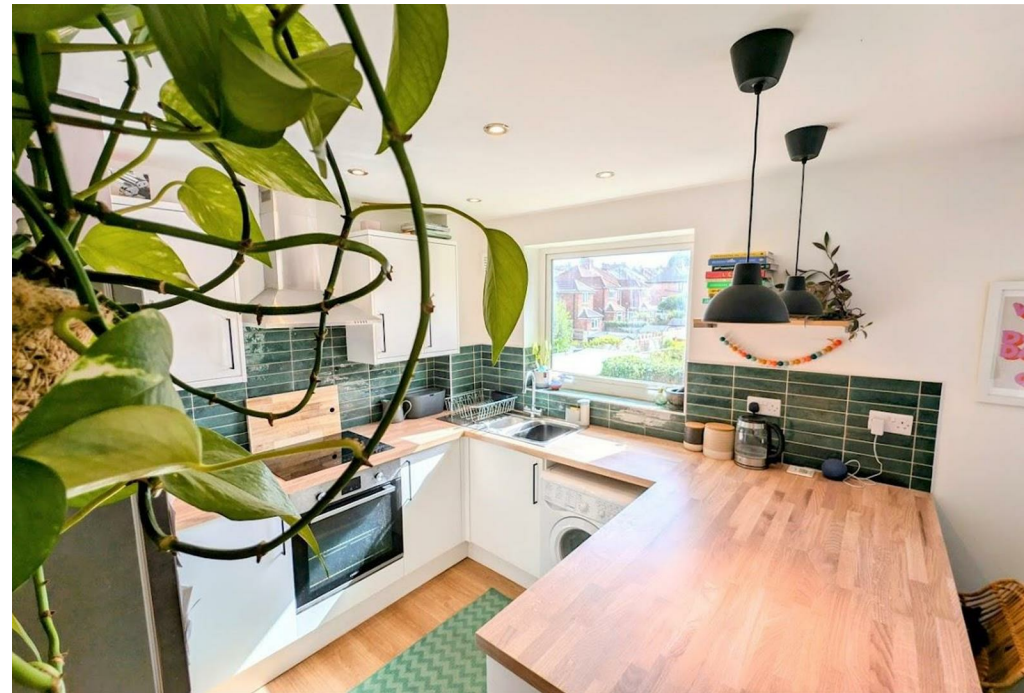
Kimberley Avenue,
Bristol,
BS16 5AT

Offers In The Region Of
£235,000



Hunters Estate Agents - Fishponds office are delighted to offer this lovely 2 bedroom first floor purpose built apartment within a no through road on the Bristol/South Gloucestershire borders. Presented to a high standard throughout this immaculate home has been the subject of considerable modernisation and refurbishment by the present owner. This spacious apartment, one of only 4 similar homes offers spacious and well proportioned accommodation with considerable style and finish. Particular features include a stylish modern kitchen with built-in appliances along with a luxury Shower room. Ideally suited to professionals and first time buyers. The property also benefits from a generous communal rear garden and Garage. The development is well placed for a range of shops, cafes and services both in Staple Hill and Fishponds, along with a nearby connection onto the Bristol/Bath cycle path. Hunters Exclusive - recommended viewing.

The Owner commented "We've loved our time at Kimberley Court. It's a really peaceful area, very friendly and a great sense of community. We've enjoyed having the garden to ourselves most of the time and love the location between Staple Hill, Fishponds, Oldbury Court and the cycle path."



GROUND FLOOR

Private entrance via UPVC Georgian style entrance door..

HALL

Fitted coat hooks, staircase to first floor.

SPACIOUS LANDING

Feature laminate wood grain effect floor, UPVC double glazed and frosted window to side, Airmaster electric wall heater, cupboard containing hot water tank.

LOUNGE/DINING ROOM 12'11" x 10'4"

Feature laminate wood grain effect floor, large UPVC double glazed picture window with elevated views onto the communal gardens and beyond, Airmaster electric wall heater, wide opening into..

KITCHEN/BREAKFAST ROOM 11'4" x 9'6"

Fitted with a stunning range of wall, floor and drawer storage cupboards with feature wood block effect working surfaces and matching peninsular breakfast bar having an integrated oven, glass topped hob and fitted extractor fan above, space for upright fridge/freezer and washing machine, feature tiled wall, UPVC double glazed window to rear with pleasant open outlook.

BEDROOM ONE 10'11" x 10'8"

Excluding a large wardrobe recess, UPVC double glazed window with far reaching views, Airmaster electric wall heater.

BEDROOM 2 13'10" x 10'11"

UPVC double glazed window to front with far reaching views, Airmaster electric wall heater.

BATHROOM 6'4" x 5'6"

Fitted with a stunning contemporary white suite of timber paneled bath with an integrated thermostatically controlled shower and screen alongside, low level WC and wash basin upon a natural timber vanity surface with cupboard beneath, heated towel rail, splash back tiling, UPVC double glazed and frosted window to rear, vinyl tiled floor.

EXTERIOR

COMMUNAL GARDEN

The property benefits from a larger section of communal garden laid to lawn within a combination of timber fenced and natural stone walled boundaries.

GARAGE 17'3" x 8'1"

A garage is located to the rear of the development with up and over door.

TENURE

LEASE

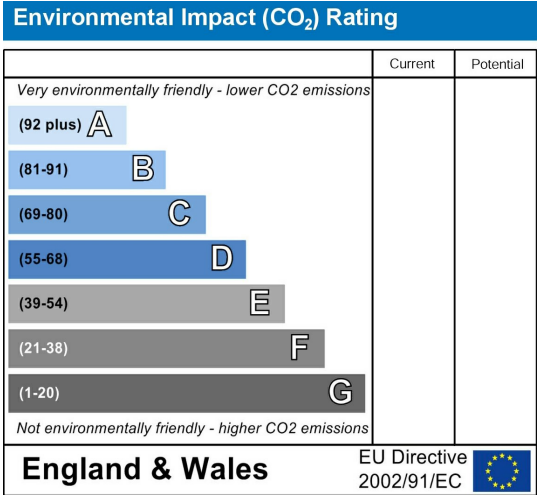
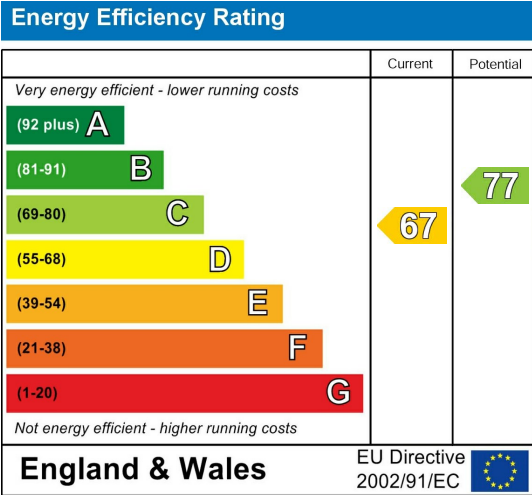
There is a remainder of a 999 year lease from 25th March 1975 subject to an annual ground rent of £5 per annum (per flat).

MANAGEMENT COMPANY

We understand a management company is responsible for the upkeep of the building. Flat 1 is responsible for an annual service charge of £250.00 a contribution towards the block buildings insurance policy of £187.50 per annum.



Tenure: Leasehold
Council Tax Band: B



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.