

HUNTERS[®]

HERE TO GET *you* THERE



Flat 3, Lincoln Court, Duchess Way

Stapleton, Bristol, BS16 1BX

Offers In The Region Of £219,950



Hunters Estate Agents - Fishponds Office are delighted to offer this spacious 2-bedroomed purpose built apartment within the Duchess Way development. The property accommodation is comprised of spacious living room with Balcony overlooking the communal gardens and nearby treeline. There is also a Kitchen/Breakfast room, 2 generous sized bedrooms, Showerroom and seperate WC. Well maintained communal grounds surround the development. The property also benefits from a Garage. Snuff Mills and the Frome Valley are a short walk away providing delightful walks and access to open space. Lincoln Court is within close proximity to UWE. It is also within easy reach of Bristol City Centre via bus routes. The property is great for commuting due to the M32/M4/M5 motorway links. Hunters Exclusive - Recommended viewing.



ENTRANCE

Communal entrance door into....

Communal hall, stairs leading to the first floor.

FIRST FLOOR LANDING

Private entrance door into Flat 3.

HALL

Built in coat cupboard, entry phone handset, airing cupboard with hot water cylinder.

LOUNGE 17'9" x 12'1" (5.42m x 3.70m)

Sunhouse electric night storage heater, UPVC sliding patio doors opening onto the balcony, lovely open outlook onto nearby treeline and communal gardens.

BALCONY 8'6" x 4'1" (2.61m x 1.25m)

Lovely direct views onto the communal garden and the established treeline beyond.

KITCHEN/BREAKFAST ROOM 11'9" x 9'3" (3.60m x 2.84m)

Fitted with a range of white laminate fronted wall, floor and drawer storage cupboards with chrome effect trim to include a fitted fridge, separate freezer, electric oven and washing machine, vinyl floor covering, single drainer stainless steel sink unit, built in larder, rolled edged working surfaces, splash back tiling, UPVC double glazed window with a lovely outlook towards nearby treeline.

BEDROOM 1 14'6" x 9'3" (4.44m x 2.82m)

Minimum to exclude two built in double wardrobes, UPVC double glazed window to front.

BEDROOM 2 9'5" x 7'10" (2.89m x 2.40m)

Electric night storage heater, UPVC double glazed window to front.

SHOWER ROOM 5'9" x 5'4" (1.77m x 1.63m)

Modern white suite of vanity wash basin, independent shower cubical with a fitted electric shower, fitted mirror, fully tiled walls, vinyl floor covering, extractor fan, heated towel rail.

SEPARATE WC 6'0" x 2'11" (1.83m x 0.90m)

Low level WC and wash basin, splash back tiling, vinyl floor covering.

EXTERIOR

PARKING

There is a generous section of off street parking availability directly In front of the development available on first come first served basis.

GARAGE 15'11" x 7'7" (4.86m x 2.32m)

Located within a nearby block with up and over door.

COMMUNAL GROUNDS/GARDENS

Lincoln court enjoys the benefit of communal gardens maintained through management company funds providing extensive lawns with numerous flower borders with a lovely aspect directly onto neighbouring woodlands.

TENURE

Understood to be leasehold subject to an annual ground rent of £15 per annum. There is also a current premium of £818.00 per annum towards the general upkeep of the building payable to Hillcrest Estate Management in Redland, Bristol. There is also an additional payment of £166.00 alongside the service charge paid in two installments (April and October).

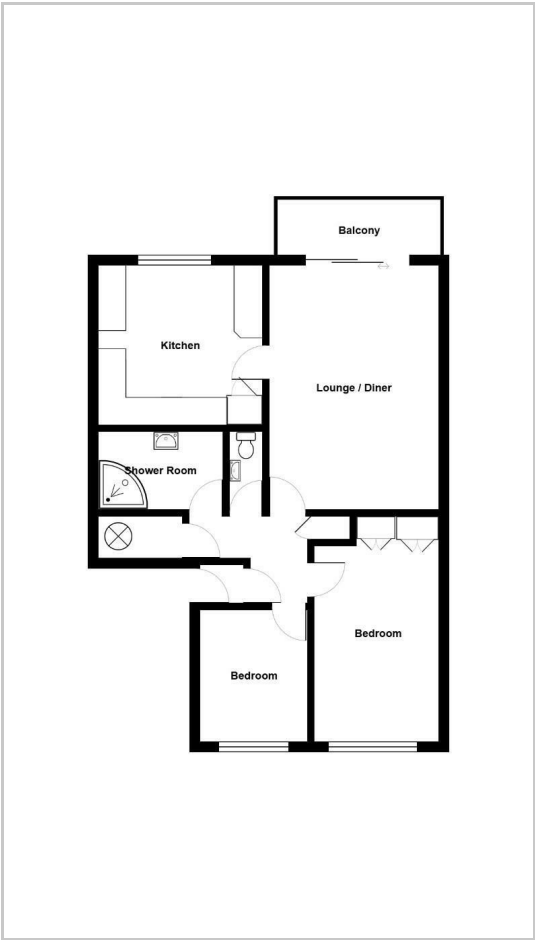
AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

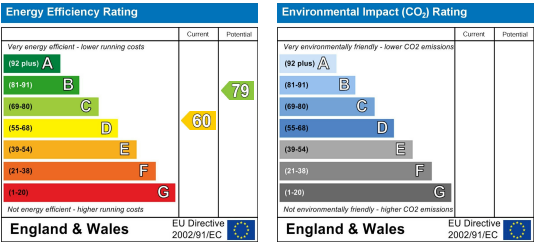
Area Map



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.