

HUNTERS®

HERE TO GET *you* THERE



Flat 53 Purdy, Court, New Station Road

Fishponds, Bristol, BS16 3RT

Offers In The Region Of £129,950



Hunters Estate Agents - Fishponds Office are delighted to offer this immaculate 1 bedroom first floor retirement apartment within the established Purdy Court development. This highly impressive and well presented home benefits from comfortable and cosy accommodation with attractive views onto the communal gardens. The property benefits from a well equipped kitchen off the spacious Lounge/Dining room. This apartment also enjoys the benefit of a large double bedroom (with built-in wardrobes and a luxury bathroom. The development which stands within walking distance of High Street shops, services and supermarkets also enjoys landscaped communal gardens on 2 sides. There is a communal lounge, laundry room and lift to all floors. Seldom available. Internal viewing highly recommended. No chain. Hunters Exclusive.



Entrance

Via a communal entrance door with security entry phone system. Flat 53 is located on the first floor. Private entrance door into ...

Hall

Built in cupboard with electric fuse box, built in airing cupboard with a hot water heater along side fitted shelves.

Lounge/Dining Room 17'8" x 11'4" (5.39m x 3.46m)

Dimension maximum overall at the widest point. Feature fireplace surround with a built in electric fire, dimplex electric night storage heater, UPVC double glazed window with a lovely outlook onto the communal gardens, twin doors into ...

Kitchen 7'6" x 6'11" (2.29m x 2.12m)

Fitted with an attractive range of timber grain effect fronted wall, door and storage cupboards to incorporate a built in oven, inset hob and extractor above, space for fridge, stainless sink unit, UPVC double glazed window to side with pleasant outlook, vinly floor covering, splash back tiling, dimplex electric fan heater.

Bedroom 1 17'7" x 8'8" (5.36m x 2.66m)

UPVC double glazed window with lovely elevated views onto the communal gardens, dimplex electric night storage heater, dimension maximum overall to include mirror fronted wardrobes.

Bathroom 6'9" x 5'6" (2.08m x 1.70m)

Modern suite of timber paneled bath with a built in thermostatically controlled shower and screen along side, vanity wash basin with cupboard storage beneath, fitted mirror with light over, extractor fan, tiled walls, low level w.c., dimplex electric fan heater, heated towel rail.

Management Services

There is a monthly maintenance charge in the region of £150 payable (subject to change), there is also payment of £365 per annum payable in two instalments of £182.50. Tenure the remainder of 125 year lease dated from 2003.

Communal Gardens

The development enjoys communal gardens which are maintained through management services charges surrounding the development.

Other Facilities

The development benefits from a communal living room/social space and laundry facilities.

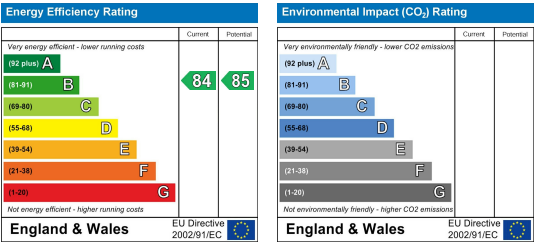
Anti Money Laundering

"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



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.