

HUNTERS[®]

HERE TO GET *you* THERE



7B Frome Place

Stapleton, BS16 1DJ

Guide Price £235,000



Hunters are delighted to offer for sale this superb spacious 1 double bedroom top floor apartment set within a lovely converted period end terrace property within Stapleton Village. This fabulous property is offered with vacant possession and is located within walking distance to Snuff Mills offering scenic walks along the River Frome. This property would ideally suit first time buyers with internal accommodation comprising of, a spacious lounge with wood burner, a generous double bedroom, a lovely kitchen/breakfast room and a modern contemporary fitted shower room. Further benefits include, UPVC double glazed windows, gas central heating via a combination boiler, shared off street parking, a single garage and its own garden within the communal outside space. This highly popular location has easy access to both Bristol centre and the M32. An internal viewing is highly recommended.



ENTRANCE

Steps leading to entrance door with double glazed paneled door leading to...

LOBBY

Double glazed window to side, upright fitted radiator.

LOUNGE 14'3" x 12'2" (4.34 x 3.71)

UPVC double glazed window to side, fitted radiator, fitted wood burner with exposed chimney brick feature.

KITCHEN BREAKFAST ROOM 10'11" x 10'8" (3.35m x 3.27m)

UPVC double glazed windows to side and rear with pleasant outlook and views, radiator, wall mounted Worcester gas combination boiler serving central heating and hot water. The kitchen comprises of a good range of base and wall fitted units with working surfaces incorporating a single bowl sink, fitted gas hob with oven below, plumbing for automatic washing machine, space for fridge freezer.

BEDROOM 1 13'0" x 11'3" (3.98m x 3.43m)

UPVC double glazed window to front, fitted radiator, built in double wardrobe.

SHOWER ROOM

Opaque UPVC double glazed window to rear, contemporary modern suite comprising of corner cubical with overhead shower and separate extra large shower head off main system, pedestal wash hand basin, low level WC, fitted radiator, partly tiled throughout.

EXTERIOR TO THE REAR

The property benefits from enjoying communal gardens and space with this flat having its own share of the garden which is located to the rear. The property also benefits from having shared off street parking, access via side of property.

LEASE DETAILS

The property owns a share of the freehold but it also has a lease on it with a remainder of 999 year lease set up in September 1975.

SINGLE GARAGE 17'5" x 8'4" (5.31 x 2.54)

Up and over door.

INFORMATION

The top floor apartment is on the main bus route to the city centre and only 20 minutes walk to the metro bus. It is also near UWE.

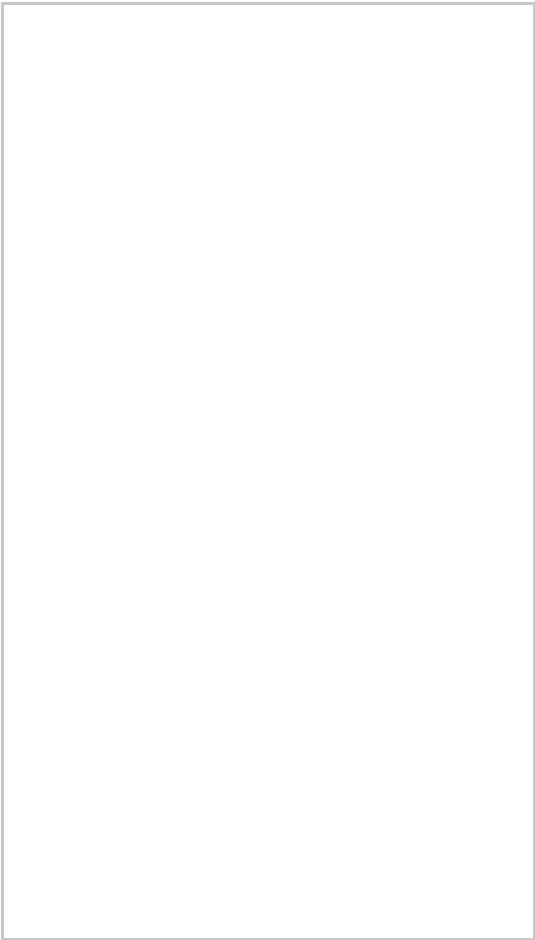
AML (Anti money laundering)

"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"

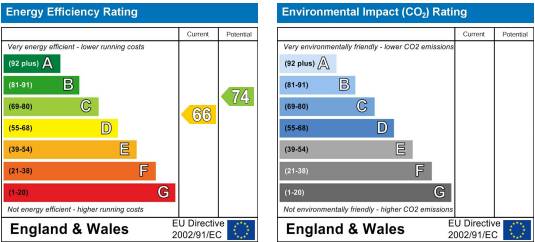
Area Map



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.