

HUNTERS[®]

HERE TO GET *you* THERE



16 Manor Gardens House, Manor Road

Fishponds, Bristol, BS16 2EN

Offers In The Region Of £135,000



Hunters Estate Agents - Fishponds office are delighted to offer for sale this lovely well presented and spacious Top floor Retirement apartment being within walking distance to the high street. This light and airy flat is well presented internally with the benefit of being on the top floor having elevated views to the rear over mature communal gardens, The accommodation briefly comprises, a generous lounge/dining room, a modern kitchen/breakfast room, a luxury shower room and a spacious double bedroom. Further benefits include, gas central heating, communal parking and fabulous landscaped rear gardens. The small development also has a lift. Hunters Exclusive - recommended viewing.



ENTRANCE

Communal entrance door into communal hall, lift and stairs leading to top floor landing. Private entrance door into flat 16.

HALL

Radiator, fitted coat hooks, access to roof space, cupboard containing electric fuse box, additional cupboard and shelved linen cupboard, entry phone handset.

LOUNGE/DINING ROOM 18'0" x 11'0" (5.50m x 3.36m)

Door opening onto the balcony with superb views onto the communal rear gardens.

KITCHEN 9'9" x 8'3" (2.98m x 2.54m)

White laminate wall, floor and drawer storage cupboards, single drainer stainless steel sink unit, space for upright fridge/freezer, electric cooker and washing machine, glass block window, timber grain effect working surfaces, wall mounted Worcester gas fired boiler for domestic hot water and central heating, splash back tiling, vinyl floor covering, radiator.

BEDROOM 1 14'4" x 8'3" (4.38m x 2.52m)

Lovely outlook onto communal gardens, radiator.

SHOWER ROOM 6'0" x 5'4" (1.84m x 1.65m)

Luxuriously appointed with a white suite of corner cubical having a fitted Mira sports shower, low level WC, and pedestal wash basin, concealed ceiling spotlights, extractor fan, vinyl floor covering, fully tiled walls, radiator.

EXTERIOR

COMMUNAL OFF STREET PARKING

Directly in front of the development is an area designated for residence parking offered on a first come first serve basis.

COMMUNAL GARDENS

Located to the rear of the property the glorious mature communal gardens stand within a combination of natural stone walls and fences providing well maintained formal lawns with wide borders and beds with established plants and flowering shrubs alongside mature trees.

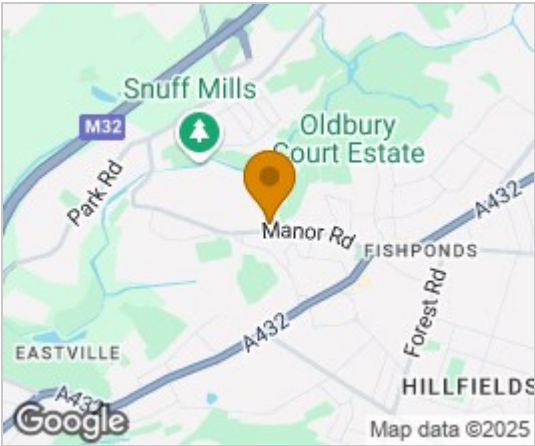
TENURE

Understood to be Leasehold - the remainder of a 125 year lease from 1983. There is also a management company responsible for the upkeep of the building (Kingsdale) Flat 16 is responsible for a monthly service charge alongside an annual ground rent in the order of £200 per month. The current owner of the apartment is in the process of extending the Lease by a further 90+ years., with the intention of extending the lease over 150 years.

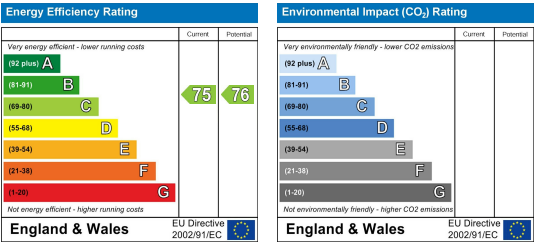
AML (Anti money laundering)

“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



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.