



Park Road,
Bristol,
BS15 1FR

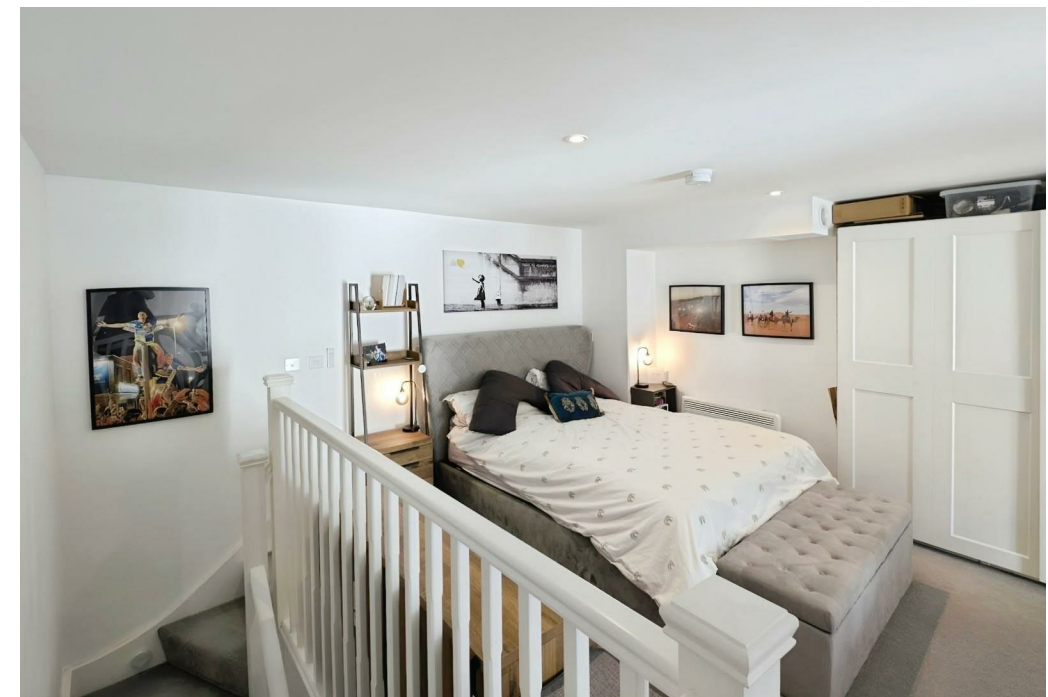
£210,000



Hunters Estate Agents - Fishponds office are delighted to offer this 1 bedroom converted flat within this stunning grade II listed building, tucked away between Regent street and Park Road. The apartment is an excellent opportunity to get onto the property ladder or as an investment.

After entry via the pristine communal entrance the property comprises of a good sized family bathroom, open planned living/kitchen/dining area which boasts excellent natural light from the original church window. The kitchen is fully fitted with appliances and benefits from a large island.

To complete the property is the bedroom situated on the upper level which also benefits from the natural light and also has ample space for storage. Situated in a quiet location off Regent Street and Park Road in Kingswood is this well proportioned 1 bedroom apartment offering easy access to the Bristol Ring Road, Kingswood High Street and local bus links in and out of the City centre. Hunters Estate Agents - recommended viewing.



ENTRANCE

Communal entrance door with entry phone access into...

COMMUNAL HALL

Private entrance door into Flat 5.

HALL

Feature wood grain effect laminate floor, staircase to upper floor, entry phone handset, Dimplex electric night storage heater, built in cupboard containing a hot water cylinder, space for tumble dryer and electric fuses.

OPEN PLAN ARRANGED KITCHEN/LIVING/DINING ROOM 15'7" x 14'2" (maximum overall at the widest point

Fitted with a comprehensive range of contemporary wall, floor and drawer storage cupboards with a built in oven, inset glass topped hob and concealed extractor above, feature island breakfast bar, electric Dimplex night storage heater, feature Cathedral style double glazed window, sink unit with marble effect working surfaces, feature laminate wood grain effect floor, overhead and concealed ceiling spotlights, integrated dishwasher, space for washing machine.

BATHROOM 6'5" x 6'3"

Luxuriously appointed with a tiled paneled bath with built in thermostatically controlled shower over and glazed shower screen alongside, low level WC and vanity wash basin with cupboard storage beneath, feature tiled walls, heated towel rail, fitted shelves and mirror, concealed ceiling spotlights and extractor.

STAIRCASE TO UPPER FLOOR

MASTER BEDROOM 1 14'2" x 13'8"

Maximum overall to include staircase opening. Unique galleried style overview onto the kitchen/living/dining room and outlook through a Cathedral window, Dimplex electric night storage heater.

EXTERIOR

COMMUNAL GROUNDS

The development benefits from impressive communal grounds with gravelled pathways alongside mature landscaped surroundings with lawned areas and significant mature trees.

COMMUNAL OFF STREET PARKING

To the rear of the building is a designated area for parking. Flat 5 benefits from the use of one off street parking space. The communal parking area benefits from a shared pod point for electrical vehicle charging. There is also a communal bike store.

MANAGEMENT COMPANY/SERVICE CHARGES

There is a service charge payable to Bath Leasehold Management of £1508.78 for the current year (reviewed annually) as a contribution for the upkeep of the building and communal parts.

TENURE

Understood to be the remainder of a 999 year lease (Dated August 2022)

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”



Tenure: Leasehold
Council Tax Band: A

- Superior Grade II listed Church conversion
- Unique and highly rewarding 1-bedroomed Maisonette
- Many original features alongside a contemporary finish
- Ideal for professionals
- Considerable style and design influenced development
- Stunning open plan Kitchen/Living/Dining room
- Significant bedroom with galleried outlook through a 'cathedral' style window
- Close to High street amenities, shops and services
- Communal grounds and designated parking
- Recommended viewing - owners found

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.