

HUNTERS[®]

HERE TO GET *you* THERE



Flat 12, Purdy Court, New Station Road

Fishponds, Bristol, BS16 3RT

£200,000



Hunters are pleased to offer for sale this delightful well presented ground floor 2 bedroom apartment set with the popular Purdy Court retirement development. This fabulous property is offered with vacant possession and is located with a position within walking distance to Fishponds high street offering a variety of shops. Internally the property comprises of a lounge/diner with french doors opening onto the beautifully maintained communal gardens, a fitted kitchen, a modern fitted shower room and 2 good size bedrooms. Further benefits include, night storage heating, dg windows, a communal lounge, a residence laundry room, shared parking and lovely communal gardens. Internal viewng is well recommended.



ENTRANCE

Communal entrance door with entry phone system. Flat 12 can be located on the ground floor. Private entrance door into ...

HALL

Built in storage cupboard and separate built in cupboard housing hot water cylinder, wall mounted night storage heater.

LOUNGE/DINER 16'11" x 10'11" (5.16m x 3.35m)

UPVC double glazed French doors to rear having pleasant outlook and opening onto communal gardens, wall mounted night storage heater, electric feature fitted fireplace with mantle surround.

KITCHEN 8'11" x 5'8" (2.72m x 1.74m)

UPVC double glazed window to rear having pleasant outlook and views onto communal gardens. Kitchen comprising of base and wall fitted units with tiled splash back and roll top working surfaces incorporating a single bowl sink, space for cooker, space for fridge freezer.

BEDROOM 1 15'7" x 9'2" (4.76m x 2.81m)

With two UPVC double glazed windows to rear having pleasant outlook and views onto gardens, wall mounted night storage heater, built in fitted mirrored wardrobes with hanging space.

BEDROOM 2 11'3" x 8'9" (3.43m x 2.67m)

UPVC double glazed window to rear having pleasant outlook and views, wall mounted night storage heater.

SHOWER ROOM

Modern fitted shower room with extra large tray having over head shower off main system, sink into vanity unit with storage below, low level WC, tiled throughout.

EXTERIOR

This property benefits from enjoying the communal gardens which are beautifully maintained offering many lawned areas with mature and attractive planting.

COMMUNAL LOUNGE

The residents are able to enjoy a communal lounge area which holds various events (please see house manager for schedule)

LAUNDRY ROOM

The property benefits from having a residents laundry facility with numerous washing machines and dryers.

COMMUNAL PARKING

There is shared communal parking located to the front of the building which is for the use of residence and visitors only.

LEASE

The remainder of a 125 year lease with 103 years left.

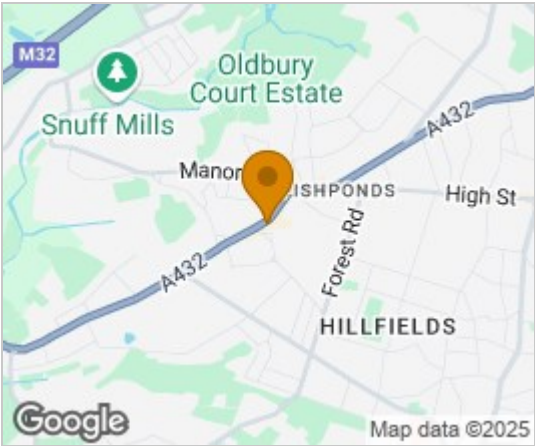
SERVICE CHARGE

There is a monthly service charge of £270.00 per month. There is also a ground rent payment of £212.00 (payable every 6 months.)

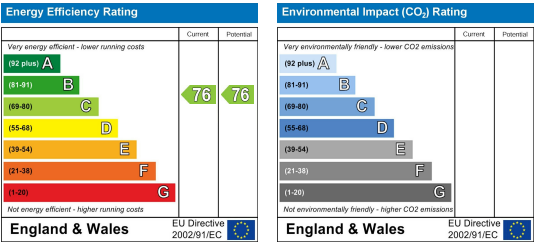
AML (Anti money laundering)

“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.