



## First Floor Flat 31D Kimberley Road

Fishponds, Bristol, BS16 5AE

Offers In Excess Of £210,000



Hunters Estate agents - Fishponds office are delighted to offer this purpose-built modern 2-bedroomed first floor apartment within a no-thru road situated on the Bristol/South Gloucestershire border. This well proportioned home one of only 4 similar properties within this exclusive development provides a accommodation ideally suited to professionals, buy to let investors and first-time buyers. Alongside the spacious lounge, there is a kitchen with far-reaching views, 2 bedrooms and a bathroom. Externally. The property benefits from are designated off-street parking space. Hunters exclusive- recommended viewing.



**Entrance**  
Communal entrance door into communal hall, staircase leading to first floor landing. Private entrance door into Flat 31D.

**Hall**  
Radiator, entry phone handset, electric fuses, built in double cupboard.

**Lounge/Dining Room 13'8" x 11'3" (4.17m x 3.43m)**  
UPVC double glazed window to front, radiator, door into ...

**Kitchen 9'0" x 7'7" (2.75m x 2.32m)**  
Fitted with a range of timber grain effect wall, floor and drawer storage cupboards to incorporate a built in oven, gas hob and extractor fan above, rolled edged working surfaces, tiled floor and splash back wall tiling, wall mounted gas fired combination boiler for domestic water and central heating, space for washing machine and upright fridge/freezer, single drainer stainless steel sink unit, UPVC double glazed window with pleasant far reaching views.

**Bedroom 1 10'2" x 9'1" (3.10m x 2.77m)**  
UPVC double glazed window to rear, radiator, access to roof space.

**Bedroom 2 9'1" x 7'8" (2.77m x 2.36m)**  
UPVC double glazed window to rear, radiator.

**Bathroom 6'7" x 5'4" (2.03m x 1.63m)**  
A white suite of timber paneled bath with mixer shower attachment over, low level w.c. pedestal wash basin, splash back tiling, radiator, floor tiles, ceiling extractor.

**Exterior**  
To the rear of the building is a designated parking space for 1 vehicle.

**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"

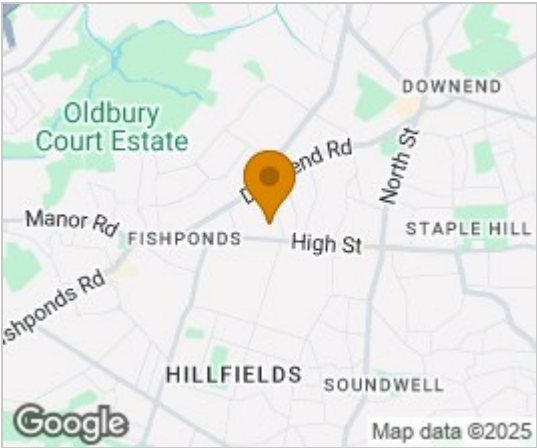
**Management Company/service charges**  
Tenure: Leasehold. Understood to be the remainder of a 979 year Lease. There is a service charge of £50 per month payable to 31 Kimberley Road Management Ltd.

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.

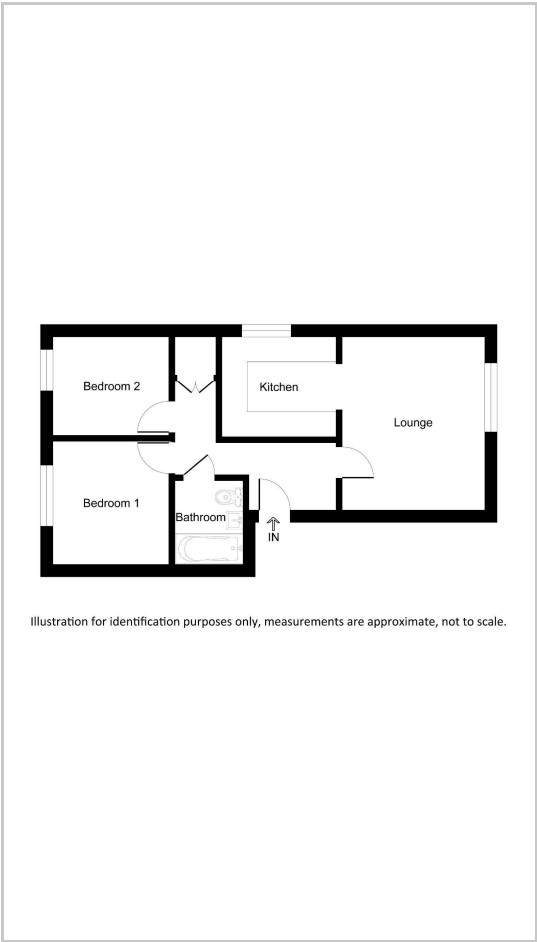
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Area Map



Floor Plans



Energy Efficiency Graph

