

HUNTERS[®]

HERE TO GET *you* THERE



Flat 5, Trendlewood Park

Bristol, BS16 1SY

£185,000



Hunters are delighted to offer for sale this spacious top floor apartment having a balcony with stunning far reaching views onto Purdown, and is located within the popular Trendlewood Park development having various nearby scenic walks. This fabulous flat is offered with vacant possession and would make a great first time buyer home. Internally the property briefly comprises of, a generous lounge/diner, a fitted kitchen, a modern bathroom, a spacious bedroom and balcony. Further benefits include, electric heating, Upvc dg windows and a garage located at the bottom. You also have good access into Bristol centre, the M32 and Fishponds high street offering many shops. Viewing recommended.



Entrance

Via communal door with the the communal security intercom into communal hallway with staircase. Flat 5 can be located on the top floor via door into ..

Hallway

Built in cupboard housing hot water cylinder, separate large built in storage cupboard, mall mounted night storage heater.

Lounge/Diner 14'7" x 13'9" (4.47m x 4.20m)

UPVC double glazed sliding doors onto balcony with stunning far reaching views onto Purdown. The lounge has a separate built in storage cupboard, wall mounted night storage heating.

Kitchen 9'10" x 5'2" (3.01m x 1.60m)

UPVC double glazed window to side with pleasant outlook and views. The kitchen comprises of base and wall fitted units with rolled top working surfaces and tiled splash backs incorporating a single bowl sink, fitted electric hob with oven below, plumbing for automatic washing machine, tiled floor.

Bedroom 1 10'8" x 10'0" (3.26m x 3.07m)

UPVC double glazed window to rear.

Bathroom

Comprising of modern suite with paneled bath with overhead fitted shower, pedestal wash hand basin, pedestal wash hand basin, low level w.c. mainly tiled throughout.

Exterior

The property benefits from a GARAGE located to the bottom of the building within the carpark.

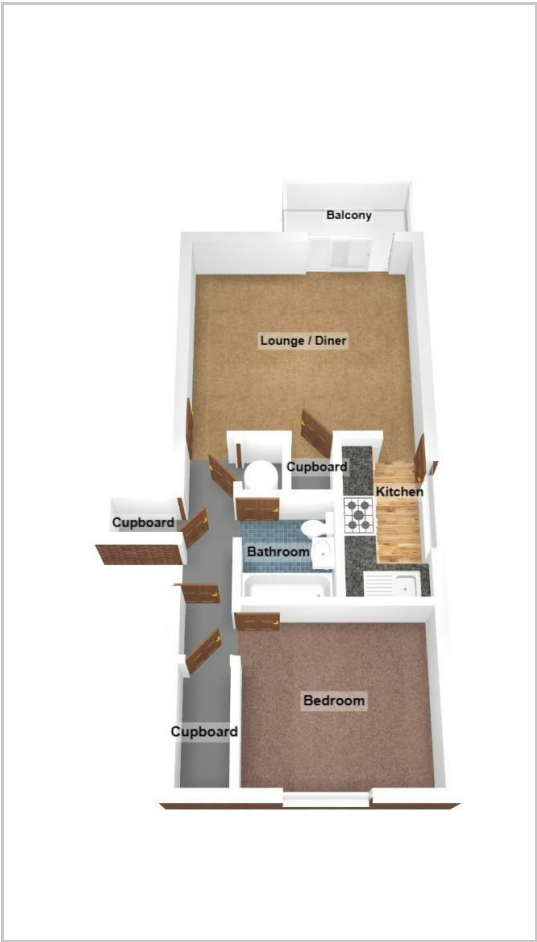
Lease Information

Lease is 215 years from 1982. Remaining years 172. Ground rent £10 per year. The service charge is £114.01 per month.

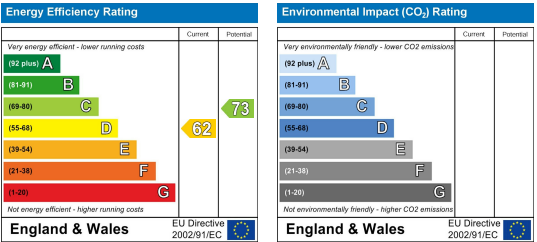
Area Map



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.