





Duchess Way,  
Bristol,  
BS16 1BY

£235,000



Nestled in the charming area of Duchess Way, Bristol, this delightful apartment offers a perfect blend of comfort and convenience. Built in 1974, the property showcases a classic design that has stood the test of time, making it an ideal choice for those seeking a home with character.

The apartment features a spacious reception room, providing a welcoming space for relaxation and entertaining guests. With two well-proportioned bedrooms, there is ample room for a small family or professionals looking for a comfortable living arrangement. The bathroom is thoughtfully designed, catering to all your daily needs.

One of the standout features of this property is the dedicated parking space, a rare find in urban settings, ensuring that you have a secure place for your vehicle. The location is also advantageous, with easy access to local amenities and transport links, making it convenient for commuting and enjoying the vibrant lifestyle that Bristol has to offer.

This apartment is perfect for first-time buyers or those looking to downsize without compromising on quality. With its appealing features and prime location, this property is not to be missed. Come and experience the charm of Duchess Way for yourself.





## ENTRANCE

Communal entrance door into...

Communal hall, stairs and landing leading to...

## FIRST FLOOR

Private entrance door into Flat 10.

## ENTRANCE LOBBY

Inner half glazed door into...

## HALL

Large walk in cupboard, electric fuse box, entry phone handset, airing cupboard with hot water cylinder.

## OPEN PLAN LOUNGE/DINING ROOM 17'8" x 12'2"

Two dimplex electric night storage heaters, large aluminium framed sliding patio doors onto the balcony with lovely far reaching views towards woodland and open green space.

## BALCONY 6'9" x 4'0"

With paved surface and iron balustrade/handrail, lovely open outlook towards communal garden and neighbouring tree line.

## KITCHEN/BREAKFAST ROOM 11'4" x 9'3"

Fitted with a stylish range of shaker blue fronted wall, floor and drawer storage cupboards with stainless steel cup handles and wood block effect working surfaces, vinyl floor covering, space for cooker, upright fridge/freezer and washing machine, Franke single drainer stainless steel sink unit with mixer taps over, fitted extractor fan above cooker, UPVC double glazed window to rear with lovely tree line outlook, concealed ceiling spotlights, built in shelved larder.

## BEDROOM 1 14'3" x 9'2"

UPVC double glazed window to front with pleasant open aspect, Creda electric night storage heater, dimension to exclude two built in double wardrobes.

## BEDROOM 2 9'4" x 7'11"

UPVC double glazed window to front with pleasant open aspect, electric panel heater.

## SHOWER ROOM 5'9" x 5'5"

White vanity inset wash basin with cupboard beneath, splashback tiling, large walk in shower enclosure with a fitted Triton shower over, extractor fan, light/mirror fitment.

## CLOAKROOM 6'1" x 2'11"

White low level WC and wash basin, splashback tiling, vinyl floor covering.

## EXTERIOR

## GARAGE

Located in a nearby block.

## COMMUNAL GARDENS

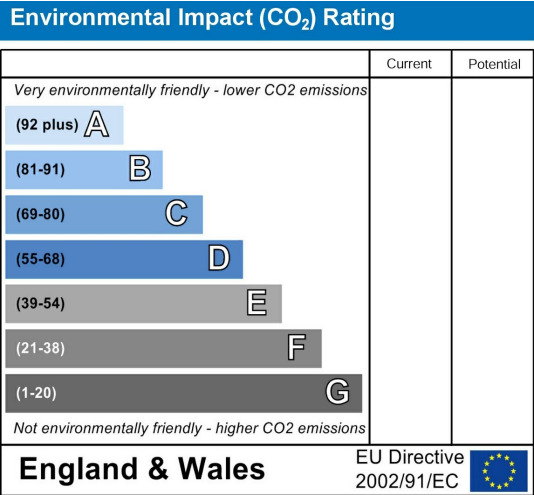
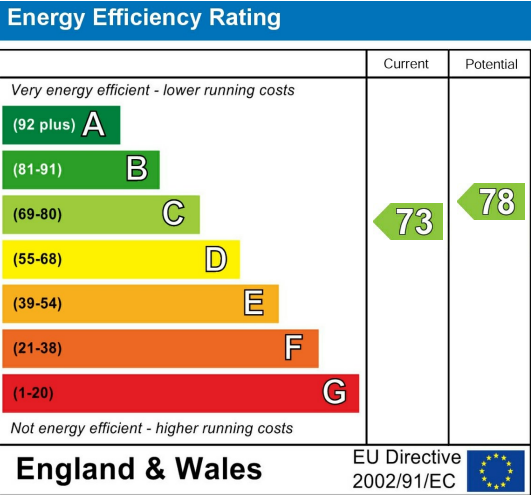
This property benefits from communal gardens which are mainly laid to lawn with various mature and attractive planting. There is also a nearby single garage located in a nearby block number.

## TENURE

Understood to be Leasehold. Built in 1974 and benefitting from the remainder of a 999 year lease. There is approximately 947 years remaining. The current annual ground rent is believed to be in the region of £15.00 The current annual service charge is in the region of £1,200.00, which provides for the general upkeep of communal areas, buildings insurance, communal gardens and exterior of the property. Each Flat owner is also a Director of the Management committee 'Canterbury 10'. Please check these details prior to purchase.

Tenure: Leasehold  
Council Tax Band: B

- Spacious first floor apartment
- 2 good sized bedrooms
- Balcony overlooking nearby woodland
- Generous lounge/dining room
- Hunters Exclusive - recommended viewing
- Modern fitted kitchen/breakfast room
- Communal gardens with a lovely outlook
- Allocated single GARAGE
- Ideal First time buyer or buy to let investor and Professionals
- Shower room and separate cloakroom



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.