

# HUNTERS<sup>®</sup>

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## FFF 5 Star Apartments, Fishponds Road

Fishponds, Bristol, BS16 3DW

Offers In The Region Of £198,500



Hunters Estate Agents - Fishponds Office are delighted to offer this superb 2 bedroom modern apartment within a stylish purpose built development close to a range of local amenities. This superior first floor apartment offers spacious and well proportioned accommodation ideally suited to professionals, first time buyers and buy to let investors. The property offers a generous Living room with Juliet balcony and open view with an adjoining fitted Kitchen having built in appliances.. There a 2 bedrooms and a modern bathroom off a generous L-shaped Hall. This development is accessed via a secure gated entrance and benefits from an off street parking space. Located alongside Fishponds Road providing good links to Public transport and nearby Bristol/Bath cycle path. Hunters Exclusive - recommended viewing.



## ENTRANCE

Via vehicular and pedestrian security gate, walk way leading to a communal security entrance door leading to communal hall, stairs and first floor landing.

## FIRST FLOOR

Private entrance door into flat 5.

## L SHAPED HALL

Feature laminate wood grain effect floor, built in double cupboard containing an electric centerstore hot water cylinder, Beko washing machine, digital heating control, electric fuse box, entry phone handset.

## LOUNGE 12'1" x 10'2" (3.70m x 3.10m )

Feature natural wood floor, UPVC double glazed sliding patio doors opening onto a Juliet balcony, electric panel heater, opening into..

## KITCHEN 7'6" x 6'2" (2.30m x 1.90m )

Fitted with a range of white fronted wall, floor and drawer storage cupboards to incorporate a glass topped hob, fitted extractor and oven below, integrated dishwasher and fridge/freezer, tiled floor, splashbacks, concealed ceiling spotlights, single drainer stainless steel sink unit.

## BATHROOM 7'4" x 5'6" (2.26m x 1.69m )

White suite of paneled bath with built in thermostatically controlled shower, with screen alongside, low level WC, pedestal wash hand basin, fully tiled walls and floor, heated towel rail, large inset panel mirror, concealed ceiling spotlights.

## BEDROOM 1 12'3" x 9'1" (3.74m x 2.78m )

Electric panel heater, UPVC double glazed window to front.

## BEDROOM 2 9'8" x 8'6" (2.95m x 2.60m )

Electric panel heater, UPVC double glazed window to front.

## EXTERIOR

A secure off street parking space with a designated security gated area. In addition there is also a communal bike storage unit.

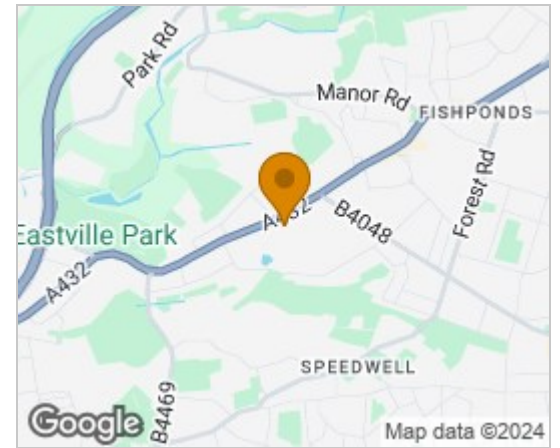
## TENURE

Understood to be the remainder of a 999 year lease (from approximately December 2005)

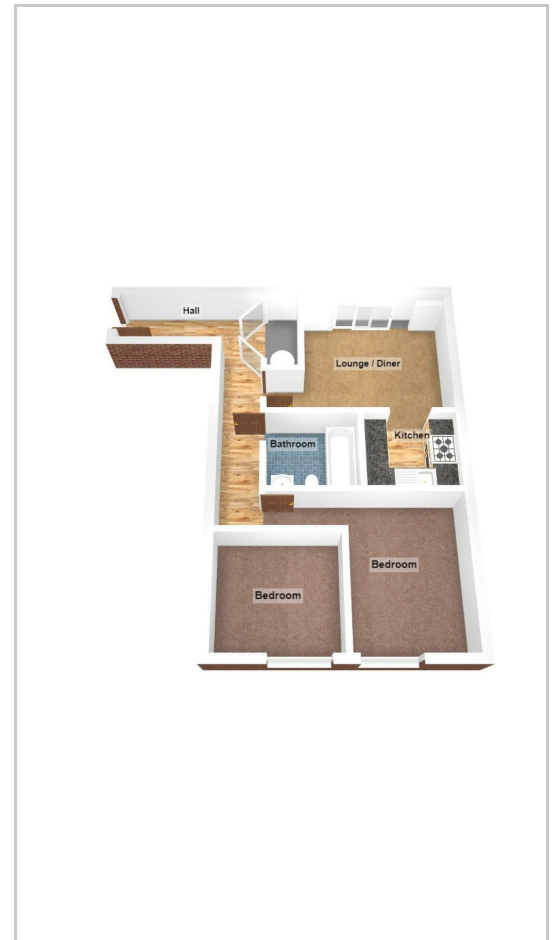
## MANAGEMENT COMPANY

It is understood by the present owners that there is a annual management service charge of £1763.70 which covers general upkeep of the building . In addition Flat 5 is responsible for an annual Ground Rent payment of £250. There is also a contribution of £537.40 towards buildings insurance cover.

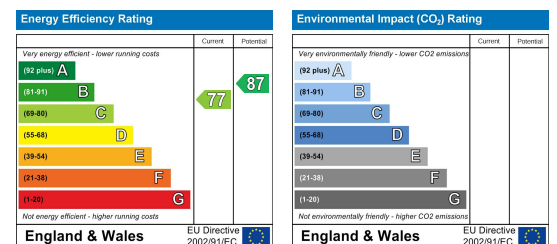
## Area Map



## 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.

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