



## Skypark Road, Bristol

- Third Floor
- Superb Location
- Floor To Ceiling Window
- Three Piece Bathroom
- Secure Bike Store
- No Onward Chain
- Modern Development
- 'Pepper' Kitchen
- Telecom Entry System

**Offers In Excess Of £172,500**

**Tenure: Leasehold**



# Skypark Road, Bristol

## DESCRIPTION

Hunters present to the market this well appointed one bedroom apartment on the third floor in the desirable Airpoint development. Sitting on the third floor overlooking the front of the development the property is sure to prove perfect for any first time buyer or investor looking for an apartment that's ready to go.

The internal accommodation comprises of a double bedroom, complete with built in wardrobe, a three piece bathroom that's tiled throughout and handy airing cupboard which houses the water tank and washing machine. Completing the accommodation is the living space, which boasts floor to ceiling windows and complete 'Pepper' kitchen to include a built in fridge/ freezer and dishwasher.

Airpoint offers lift access to all floors, including the running track and BBQ area situated on the roof of the building. It sits just off West Street, an area known for its amenities to include takeaways, convenience store and gym. For those requiring access links there are numerous bus stops on West Street and Parson Street station sits just 300 yards away, whilst Temple Meads is 1.4 miles away.

### TENURE

Leasehold

### LEASE DETAILS

Balance of a 999 year lease from 2010

Ground Rent - £250.00 per annum

Maintenance Charge - £1,592.00 per annum

### COUNCIL TAX BAND

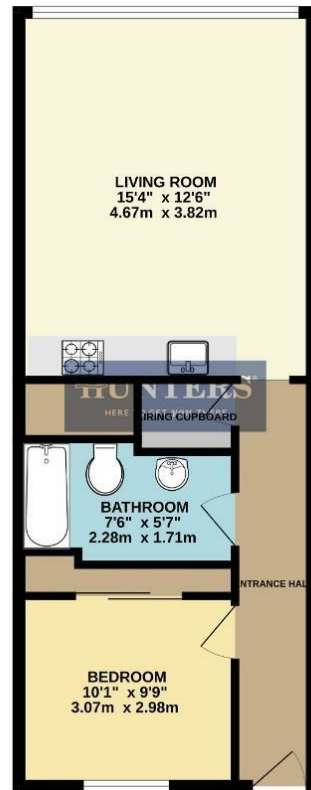
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EPC BAND -D - Please see below link for full EPC;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0688-1002-6272-7919-7970>



FLOOR SPACE  
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



## Council Tax: A

# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE