



## Skypark Road, , Bristol, BS3 3NQ

- Seventh Floor Apartment
- Balcony
- Extensive Views Over Bristol
- Open Plan Living/ Kitchen
- Access To Running Track & BBQ Areas
- Ensuite To Master
- Allocated Parking Space
- Modern Living
- 'Pepper' Fitted Kitchen
- No Onward Chain

**£275,000**



# Skypark Road, , Bristol, BS3 3NQ - £275,000

## DESCRIPTION

Hunters BS3 are thrilled to present to the market this modern seventh floor apartment in the ever popular Airpoint development, just off West Street in Bedminster. Offered to the market on what is arguably the prime position within the development the apartment offers extensive views over Bristol and beyond.

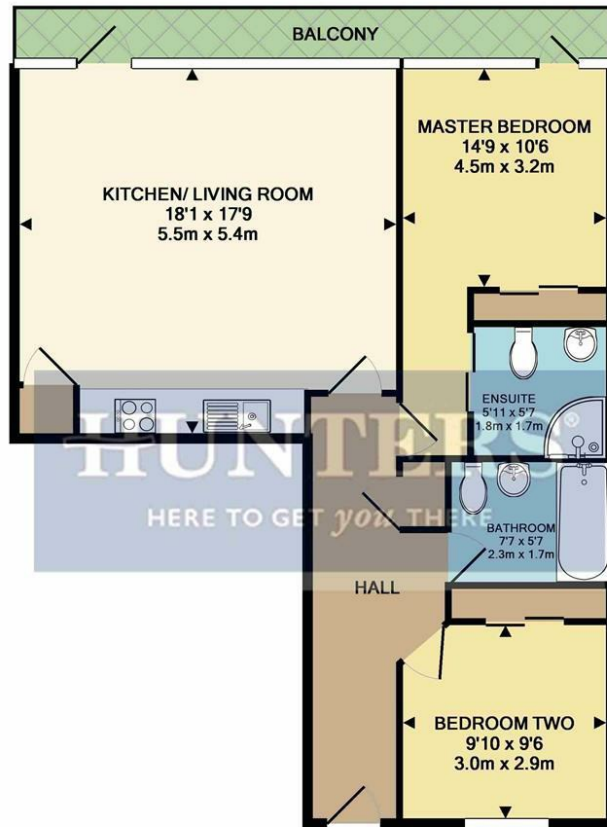
Internally the kitchen/ living room is open plan and fitted with 'Pepper' units with access to the balcony. The master bedroom affords views over the city as well whilst the ensuite is fitted with a three piece suite with walk in shower. Both the master and the second bedroom are fitted with internal wardrobes and the bathroom offers a three piece suite and is tiled throughout.

716 Airpoint is sure to prove ideal for a couple or first time buyers looking for a prime apartment with the best views on offer for the area, it also offers an allocated parking space, so please call Hunters to arrange an internal viewing.

Lease arrangements & Charges;  
We understand from our vendor that the following charges and leases are in place;  
Lease Term - Balance of 999 years from 2008.  
Ground Rent - £250 per annum  
Maintenance Charge - £2,520.00 per annum.







TOTAL APPROX. FLOOR AREA 757 SQ.FT. (70.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Viewings

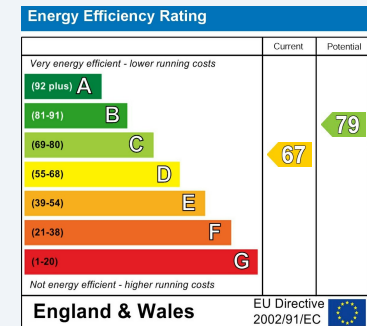
Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.



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.

