



Skypark Road, , Bristol, BS3 3NG

- Three Bedrooms
- Ensuite Bathroom
- Open Plan Kitchen/ Living Room
- No Onward Chain
- Rare To The Market
- Allocated Parking
- Private Terrace
- Superb Location

£329,950



Skypark Road, , Bristol, BS3 3NG - £329,950

DESCRIPTION

Hunters are thrilled to present to the market this three bedroom ground floor apartment in the ever popular Airpoint development, just off West Street in Bedminster. Offered to the market with no onward chain the property is sure to prove perfect for investors or someone looking for a low maintenance property in this superb location.

Internally the kitchen/ living room is open plan and fitted with 'Pepper' units with access to the private terrace. All three bedrooms will comfortably fit double beds, all of which boast built in wardrobes whilst the master offers a three piece shower ensuite. The bathroom offers a three piece suite to include a bath and is tiled throughout.

207 Airpoint is sure to prove ideal for a couple/ first time buyers or perhaps investors looking for a prime apartment in this popular development. 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 - £3,918.72 per annum

COUNCIL TAX BAND

B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8809-5707-2122-4396-5903>

open plan kitchen/ diner

25'10 x 13'10

bedroom one

14'9 x 10'5

bedroom two

13'10 x 10'7

bedroom three

11'8 x 9'8





GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq ft. (95.1 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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Viewings

Please contact 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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