



Skypark Road, Bristol

- First Floor
- No Chain
- Wood Effect Flooring
- EPC Band B
- Allocated Parking
- 'Pepper' Kitchen
- Three Piece Bathroom

£175,000

Tenure: Leasehold

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Skypark Road, Bristol

DESCRIPTION

Hunters present to the market this well appointed one bedroom apartment on the first floor in the desirable Airpoint development. Sitting on the first 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 thats ready to go complete with an allocated parking space - a real rarity!

The internal accommodation comprises of a double bedroom, complete with built in wardrobe, a three piece bathroom thats 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 know for is 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 - £1,770.48 per annum

COUNCIL TAX BAND
A

EPC BAND -B - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/8280-6726-7030-5101-2296>

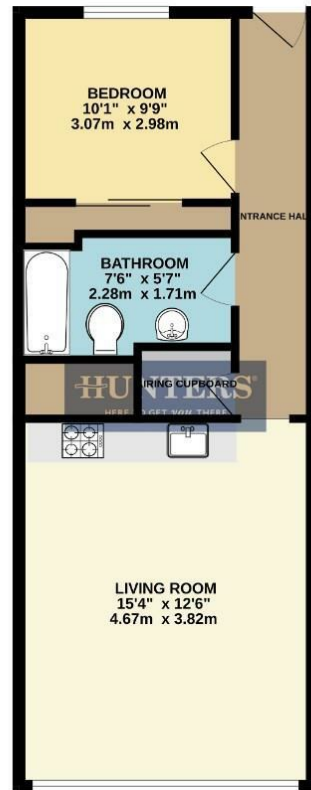
kitchen/ living room
15'3" x 12'6"

bedroom
10'0" x 9'9"

bathroom
7'5" x 5'7"



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.
 Made with floorplan 02/2024

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

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.

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