

Skypark Road, , Bristol, BS3 3NG

- Rare To Market
- Secure Underground Parking Space
- Open Plan Kitchen/ Living Room
- Ground Floor
- Ideal For First Time Buyers
- Private Terrace
- Ensuite Shower Room
- Popular Development
- Integral Appliances

Offers In The Region Of £275,000



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DESCRIPTION

Hunters are excited to present to the market this modern ground floor apartment in the ever popular Airpoint development, just off West Street in Bedminster. Offered to the market with a rare addition of a private outside terrace the apartment is sure to prove perfect for a wide range of buyers.

Internally the kitchen/ living room is open plan and fitted with 'Pepper' units with access to the terrace. The master bedroom affords a view to the terrace 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.

211 Airpoint is sure to prove ideal for a couple, first time buyers or perhaps downsizers, it also offers a secure allocated parking space, so please call Hunters to arrange an internal viewing. 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 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 - £2,913.08 per annum

COUNCIL TAX BAND

B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/5637-1122-7200-0740-4226>

open plan kitchen/ living space

18'0" x 17'8"

bedroom one

14'9" x 10'5"

ensuite shower room

5'10" x 5'6"

bedroom two

9'10" x 9'6"

bathroom

7'6" x 5'6"

terrace

29'5" x 10'7"





GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq ft. (70.3 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

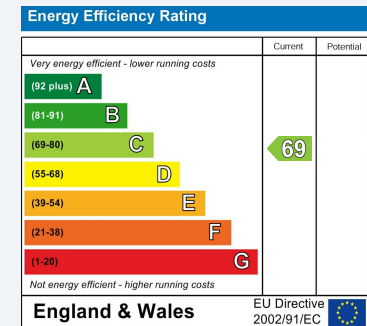
Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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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