



Ground Floor Flat, 2 Howecroft Court, Eastmead Lane

Guide Price £230,000

RICHARD
HARDING

Ground Floor Flat, 2 Howecroft Court, Eastmead Lane

Stoke Bishop, Bristol, BS9 1HJ

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A 2 bedroom ground floor purpose-built apartment with separate kitchen in a well-located development with access to extensive communal gardens, garage and benefitting from no onward chain.

Key Features

- Providing excellent leafy outlook over extensive communal gardens on both sides.
- Fully double glazed throughout with electric heating.
- A balanced layout and ideal first purchase, or investment.
- Offered with no onward making a prompt and convenient move possible.

ACCOMMODATION

APPROACH: from the parking area, a communal entrance marked 1-6 with intercom entry-phone system and steps up to a half landing leads to the private entrance door marked number 2. Opening to:-

ENTRANCE HALLWAY: a short L-shaped hallway with intercom entry-phone, cupboard housing electric consumer unit and further meter, 4 doors leading off to:-

SITTING ROOM: (15'5" x 13'2") (4.72m x 4.01m) upvc windows to rear elevation with pleasant views over lawned communal gardens with mature trees beyond. Electric radiator, BT and Virgin telephone points. Internal door opens to:-

KITCHEN: (11'7" x 8'0") (3.53m x 2.44m) upvc window to rear elevation overlooking communal gardens, splashback tiling over a roll-edged worksurface with floor and eye level units, integrated stainless steel sink with swan neck mixer tap and drainer to side. Integrated appliances include 4 ring electric hob and matching oven below, full-size dishwasher, tall fridge/freezer and washing machine. Door to:-

Airing cupboard: housing hot water cylinder with storage and stopcock below.

BEDROOM 1: (13'0 x 8'5") (3.96m x 2.57m) upvc double glazed window to front elevation overlooking communal gardens and the initial entrance, radiator and large built-in wardrobes.

BEDROOM 2: (9'1" x 8'5") (2.77m x 2.57m) upvc double glazed window to front elevation overlooking communal gardens and initial entrance, radiator.

BATHROOM/WC: internal room with white suite comprising P-shaped bathroom with side screen, electric Mira shower with fully tiled surrounds, pedestal handbasin with mixer tap, close-coupled wc with integrated mirror and shelving, wall mounted extractor fan, heated towel rail.

OUTSIDE

GARAGE: single garage with standard up and over door, located to the rear of the building.

COMMUNAL GARDEN: there is an extensive lawned communal garden to the rear of the building for use of all residents, along with bin store etc.

PARKING: there are several spaces for visitors located to the rear of the building, which are allocated on a first come, first served basis.





IMPORTANT REMARKS

VIEWING & FURTHER INFORMATION: available exclusively through the sole agents, Richard Harding Estate Agents Limited, tel: 0117 946 6690.

FIXTURES & FITTINGS: only items mentioned in these particulars are included in the sale. Any other items are not included but may be available by separate arrangement.

TENURE: it is understood that the property is Leasehold for the remainder of a 999 year lease from 1 June 1981. We also understand the property holder owns a Share of the Freehold for the building. This information should be checked with your legal adviser.

SERVICE CHARGE: it is understood that the monthly service charge is £ £176.91. This information should be checked by your legal adviser.

LOCAL AUTHORITY INFORMATION: Bristol City Council. Council Tax Band: B

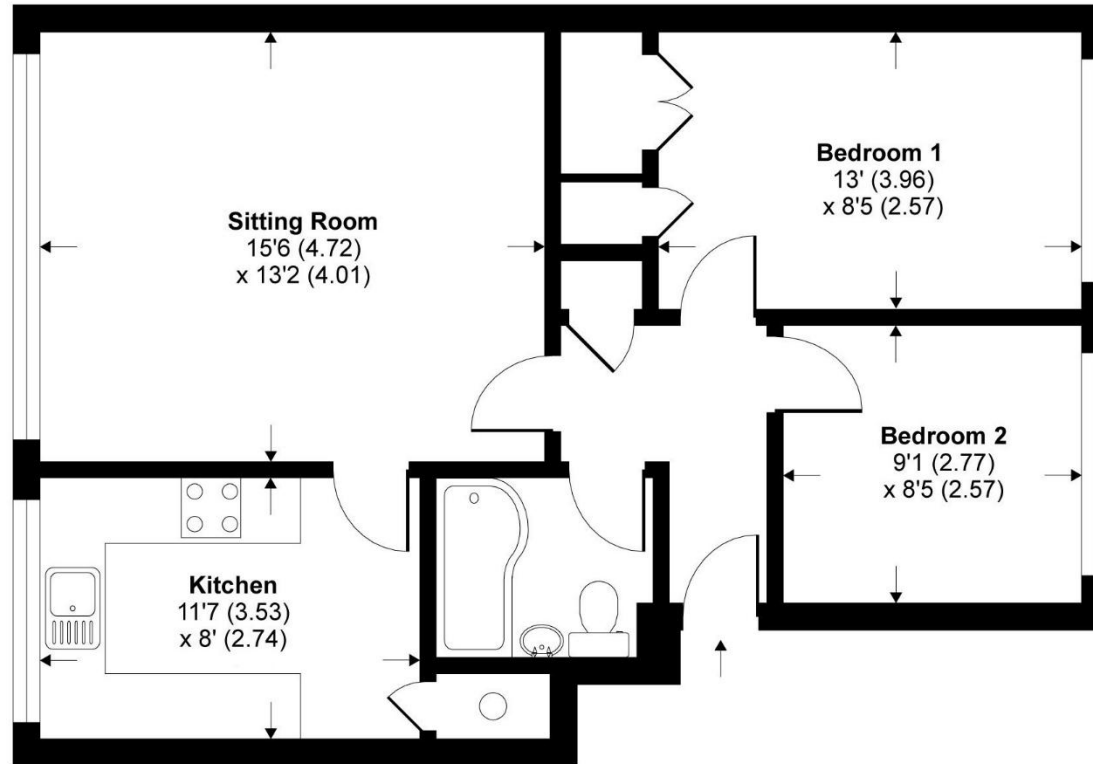
PLEASE NOTE:

- Anti Money Laundering Regulations:** when agreeing a sale of a property we are required to see both proof of identification for all buyers and confirmation of funding arrangements.
- Energy Performance Certificate:** It is unlawful to rent out a property which breaches the requirement for a minimum E rating, unless there is an applicable exemption. The energy performance rating of a property can be upgraded on completion of certain energy efficiency improvements. Please visit the following website for further details: <https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>
- The photographs may have been taken using a wide angle lens.
- Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular importance to you.
- We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.
- Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.
- Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
- Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.
- Please be aware that firstly, areas of first priority (AFP) for schools do change and, secondly, just because a property is located within an AFP this does not mean schooling is guaranteed for resident children. Please make appropriate enquiries of the local authority to ensure you are fully aware of the exact position prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

If you intend to rent out this property now or in the future, please note point 2 of the Important Remarks section above.

Flat 2, Howecroft Court, Eastmead Lane, Bristol BS9 1HJ



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are not to scale and are for general guidance only and should only be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Richard Harding and no guarantee as to their operating ability or their efficiency can be given.

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