



- Ground Floor
- Shower Room
- Communal Area
- Double Bedroom
- Lounge Diner
- With Coffee Bar

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(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	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



Apartment 7 New Pooles Lodge, Fishponds, Bristol, BS16 4FB
£185,000



Hallway

Bathroom

Store Room

Lounge/Diner

Kitchen

Bedroom One

Walk In Wardrobe

Notes

995 years remaining on lease as at 2024

- Service/Maintenance Charge: £3,814.78 p/a (£317.90 p/m)
- Ground Rent: £575.00 p/a (£47.92 p/m)

**** GROUND FLOOR - ACCESS DIRECTLY TO GARDEN **** A wonderful rare opportunity for the over 60's to own this fine ground floor flat which was built in 2018 and presented in superb order, complete with all appliances, located in Fishponds, close to all of the amenities of Staple Hill, Fishponds, bus routes and much more. Independent living, communal lounge, coffee bar and garden, a secure, new lifestyle living. There is a lodge manager who organises many activities, owners parking available, buggy store and guest suite. The property boasts hallway, lounge diner with doors on to gardens, kitchen, double bedroom and shower room. Energy Rating B, Council Tax Band C.

****THE NEXT SIX MONTHS OF MANAGEMENT FEES HAVE BEEN PAID IN FULL (as of July 2024)**.**

**** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR****

