



- Super First Floor Flat
- Double Bedroom
- Close To Shops
- Communal Garden
- Popular Location
- Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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 30 New Poles Lodge, Fishponds, Bristol, BS16 4FB
Offers Over £210,000



Hallway 11'10" x 3'9"

Lounge/diner 9'11" x 18'6"

Fitted kitchen 8'3" x 8'0"

Large Bedroom 13'6" x 13'10"

Shower Room 7'4" x 6'2"

Communal Gardens

Off-Street Parking

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)

A splendid first floor, one bedroom over 60's retirement flat, which is presented in excellent order throughout. The property is located in Fishponds, close to all of the amenities of Staple Hill, Fishponds, bus routes and much more. The property is designed for Independent living, albeit there is a communal lounge, coffee bar and garden. There is a lodge manager who organises many activities, owners parking available, buggy store and guest suite. The property briefly comprises hallway, lounge/diner fitted kitchen, double bedroom with walk in wardrobe/store, and shower room. Energy Rating B, Council Tax Band C.

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

