



Beacon Tower Fishponds Road, Bristol ,

£170,000

- 3D INTERACTIVE TOUR
- Panoramic Views
- Open Plan Living Area
- Secure Bicycle Parking
- EWS1 COMPLIANT
- Modern Apartment
- One Double Bedroom
- Stylish Shower Room
- Outside Communal Seating Area
- Energy Rating - D

Located in vibrant Fishponds with so much on your doorstep! There are several cafés nearby, such as Mi Cafe Su, The Crafty Egg and FED. Snuffy Jacks, a community spirited micropub and Irish pub, The Star, a highly regarded historic venue, home to live music and boasting a great beer garden is a four minute walk from the property, a great place for an evening with friends. For commuters, Fishponds is very convenient with easy access to the M32 and M4 motorways, as well as just being a short cycle, drive or bus journey into the city centre. The area benefits from several tarmacked cycle paths which provide traffic free routes into the City Centre, or out towards the suburbs and further afield Keynsham and Bath.

This modern apartment is located on the fourth floor, all floors being serviced by a lift, and offers unrivalled panoramic views towards the city, Ashton Court & Dundry. There is an open plan living area which includes a stylish kitchen with built in oven, hob, extractor, fridge freezer and washing machine. The double bedroom is light & airy and has those amazing views across the city, whilst the stylish shower room is fully tiled. There is an outdoor seating area and bike storage for those who cycle. Offered with no onward chain, this property is the ideal first time purchase.

Open Plan Living 19'6" x 13'5" (5.95 x 4.09)  
Both at Max (L Shaped)

Bedroom 15'1" x 8'9" (4.61 x 2.69)

Bathroom 9'10",49'2" into shower x 5'2" max (3,15 into shower x 1.58 max )

Tenure - Leasehold

Lease Start Date 29/08/2016

Lease End Date 30/06/3015

Lease Term 999 years from and including 1 July 2016 and to and including 30 June 3015

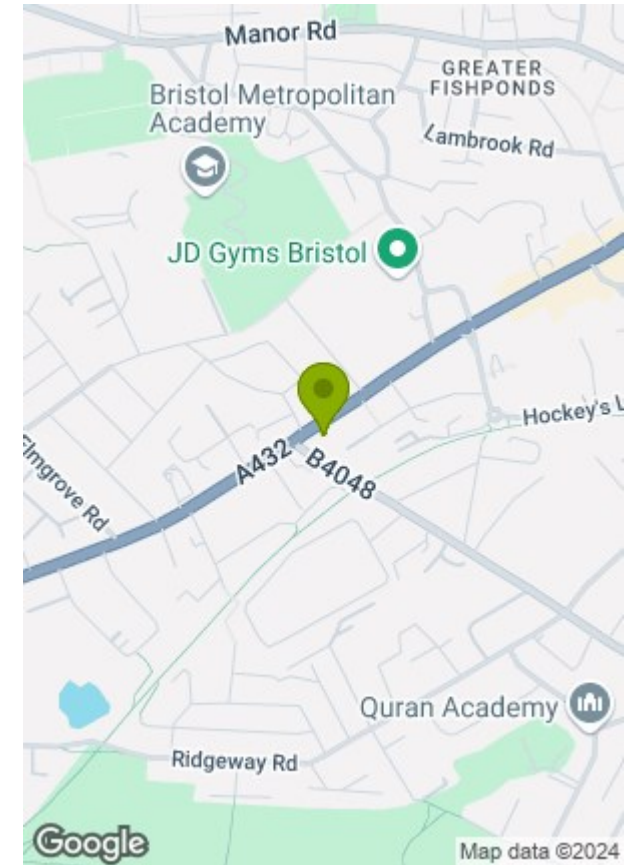
Lease Term Remaining 991 years

Council Tax Band - A





# AWAITING FLOORPLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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