



MAGGS
& ALLEN

124, HAMMOND APARTMENTS COLLEGE
BISHOPSTON, BRISTOL, BS7 9LT
Asking Price £245,000

An immaculately presented, modern apartment situated in this highly desirable development which forms part of the Gloucestershire County Cricket Ground. Further benefitting from a sizeable communal balcony and elevated position. Offered with no onward chain.

Property Description

This smart apartment is located on the first floor of Hammond Apartments in the Gloucestershire County Cricket Ground complex, close to the cafes, restaurants, and amenities of Gloucester Road.

Superbly well-maintained and presented in contemporary décor choices throughout, the apartments benefits from an abundance of natural light.

The living room/kitchen-diner serves as a spacious and social entertaining area, highlighted by large floor-to-ceiling windows that span the entire rear living room wall; complemented by a feature wall to the right hand side. The kitchen is equipped with a range of base and wall-mounted units, fitted with integrated appliances including an electric oven, hob, and built-in fridge/freezer.

A double bedroom sits adjacent and features two wall-to-ceiling windows and a built-in wardrobe. Neutral décor is complemented by a feature wall.

The modern bathroom features contemporary tiling, a heated towel rail, a bath with shower overhead, and a porcelain wash-hand basin and WC.

Additional storage is available in the entrance hall, with a built-in cupboard ideal for coats and shoes, and space for a washer/dryer.

Offered with no onward chain.

Location

Bishopston is one of Bristol's best-known and popular areas, and it really is no surprise why.

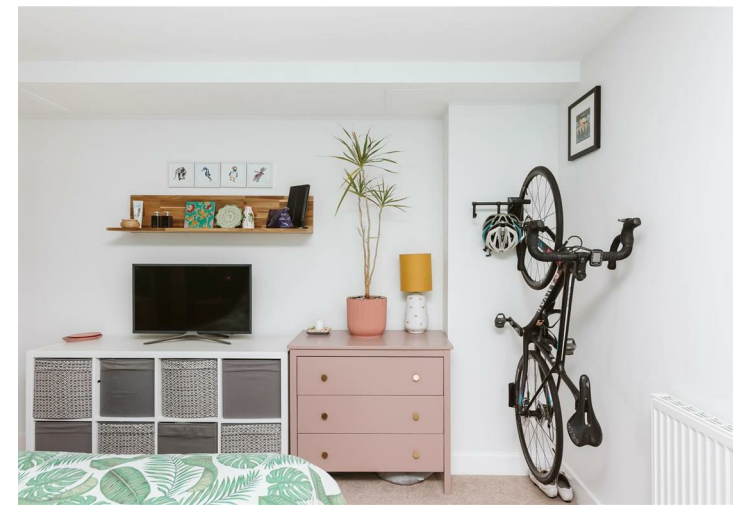
The community spirit in Bishopston is palpable, with a diverse population that values inclusivity and a strong sense of local identity. Residents actively engage in neighbourhood events and initiatives, creating a warm and welcoming environment for everyone.

One of the standout features of Bishopston is its tree-lined streets, dotted with an array of independent shops, boutiques, and cafes. Gloucester Road, often referred to as the longest independent shopping street in the UK, boasts a diverse range of local businesses - from quirky bookstores to artisan bakeries, there's always something new to explore.

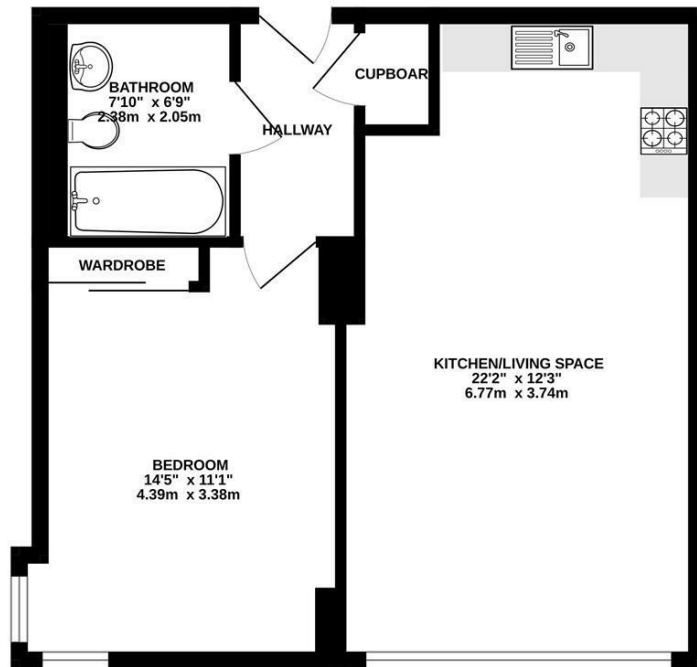
Bishopston is also home to an abundance of green spaces, providing a welcome escape from the hustle and bustle of city life. Whether you're enjoying a picnic in St. Andrews Park or taking a leisurely stroll through Horfield Common.

Leasehold Information

Leasehold, remainder of 125 years from 2010. Ground rent, £228.69 PA. Service charge, £800 PA. Building insurance, £700 PA



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 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. The 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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- A stunning one-bedroom apartment
- Tastefully decorated and well-maintained
- Open-plan lounge/diner with floor-to-ceiling window offering elevated views
- Double bedroom with built-in wardrobes
- Modern three-piece bathroom fitted with modern tiling
- Communal roof terrace
- Offered with no onward chain

Guide Price: £245,000

Tenure: Leasehold

Council Tax Band: B

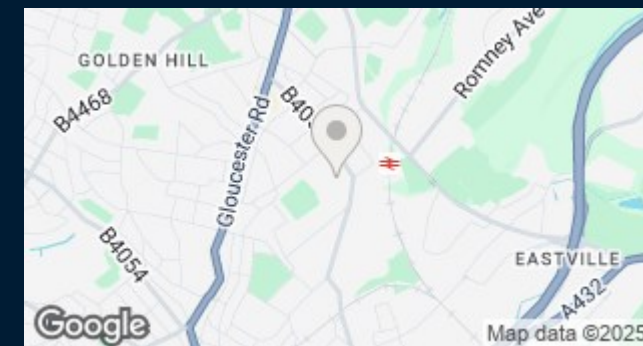
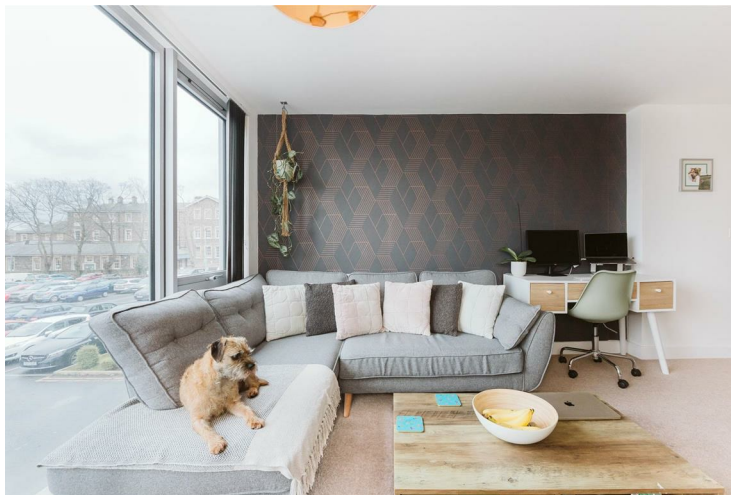
EPC Rating: C

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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