



Barkleys Hill, Bristol, BS16 1FF

£275,000

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A fantastic opportunity to purchase a fabulous 2 bedroom first floor apartment set within a stunning grade listed period conversion located on an exclusive development within easy reach of the M32. This highly spacious flat has the benefit of being offered with vacant possession. Internally the property briefly comprises of, a lounge diner, a modern gloss fitted kitchen, a modern white fitted bathroom suite, and 2 bedrooms with the master having its own ensuite shower room. Further benefits include gas central heating, sash windows, an allocated parking space and beautifully maintained communal gardens. Viewing is highly recommended.



Entrance

Via main entrance door with security entry phone to...

Lobby

Flat 6 has its own staircase located to the left of the building. Entry to flat 6 is via panelled door to...

Hallway

Wall mounted video entry phone, radiator, cross beaded sash window to side with lovely open aspect and views.

Lounge/Diner 14'4" x 14'4"

Cross beaded sash windows to front and side with views onto communal gardens, two radiators, modern coal effect fitted gas fire.

Kitchen 10'5" x 7'0"

Cross beaded sash windows to side having lovely far reaching views. radiator, modern gloss fitted base and wall units with tiled splashback and roll top working surfaces incorporating a single bowl sink, gas hob with oven below and extractor over, plumbing for washing machine, wall mounted Worcester gas combination boiler serving central heating and hot water.

Bedroom 1 13'9" x 11'10"

Into wardrobe space with cross beaded sash windows to front, radiator, fitted double wardrobes.

Ensuite Shower Room

Modern fitted suite with corner cubicle having overhead shower off main system, low level WC, pedestal wash hand basin, tiled throughout.

Bedroom 2 13'10" x 6'10"

Sash window to front, radiator.

Bathroom

Modern white suite comprising of panelled bath with Victorian style taps, pedestal wash hand basin, low level WC, tiled throughout.

Exterior To The Front

The property benefits from having his own allocated parking space.

Exterior To The rear

The property benefits from enjoying well landscaped and beautifully maintained rear gardens with rear pedestrian access gate onto open fields with pleasant outlook and views.

Tenure

Understood to be the remainder of a 999 year lease from 1998.

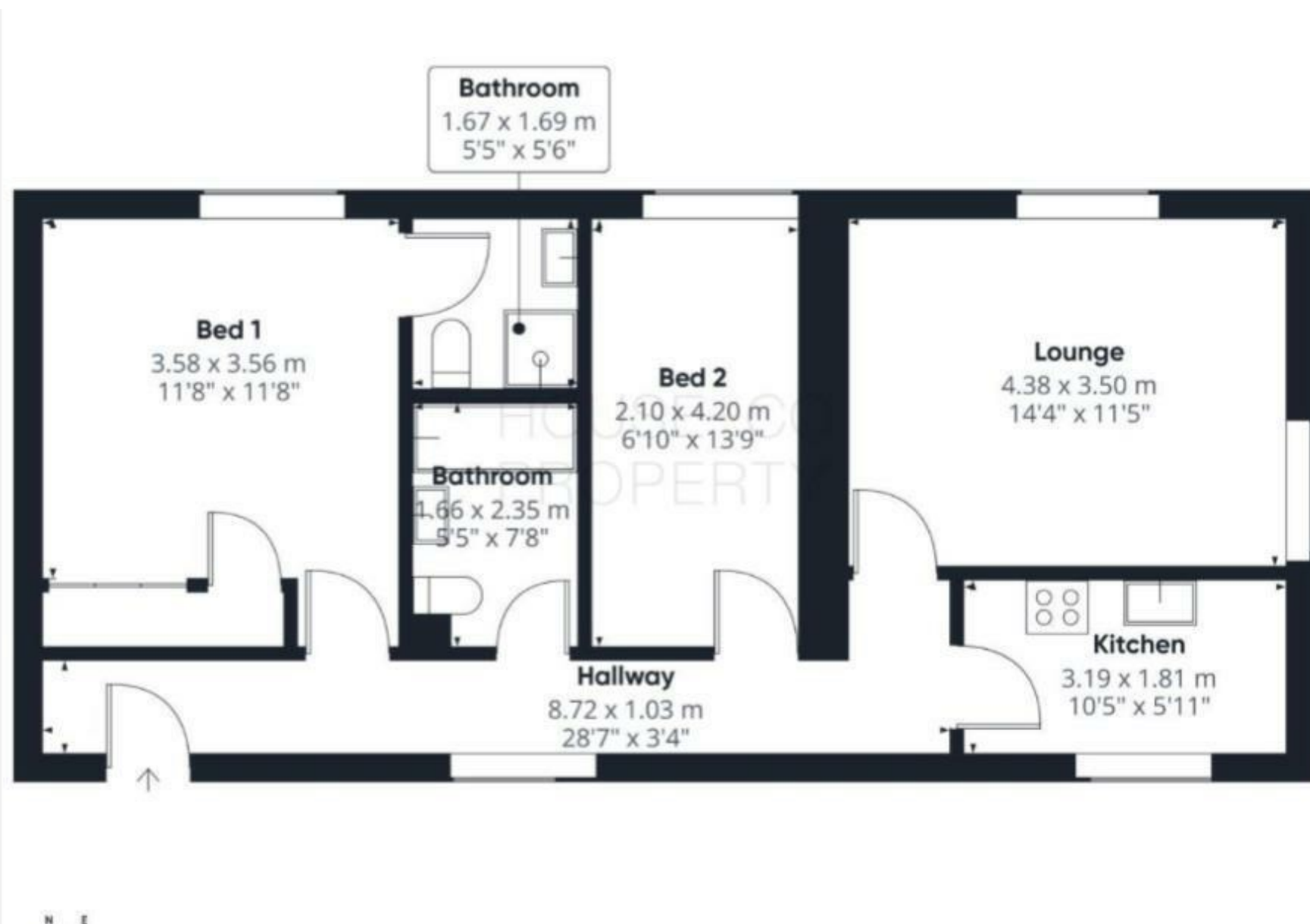
Service Charge

Flat 6 is currently responsible for a monthly service charge of £213.

AML (Anti money laundering)

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"

Tenure: Leasehold
Council Tax Band: D



- Stunning grade listed period conversion
- Exclusive development/stunning rear views onto communal garden
- Superb 2 bedroom apartment
- Generous internal space with character
- Offered with vacant possession
- Ensuite shower room to master bedroom
- Modern gloss fitted kitchen
- Allocated parking space
- Modern white fitted bathroom suite
- Generous lounge diner

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.