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HERE TO GET *you* THERE

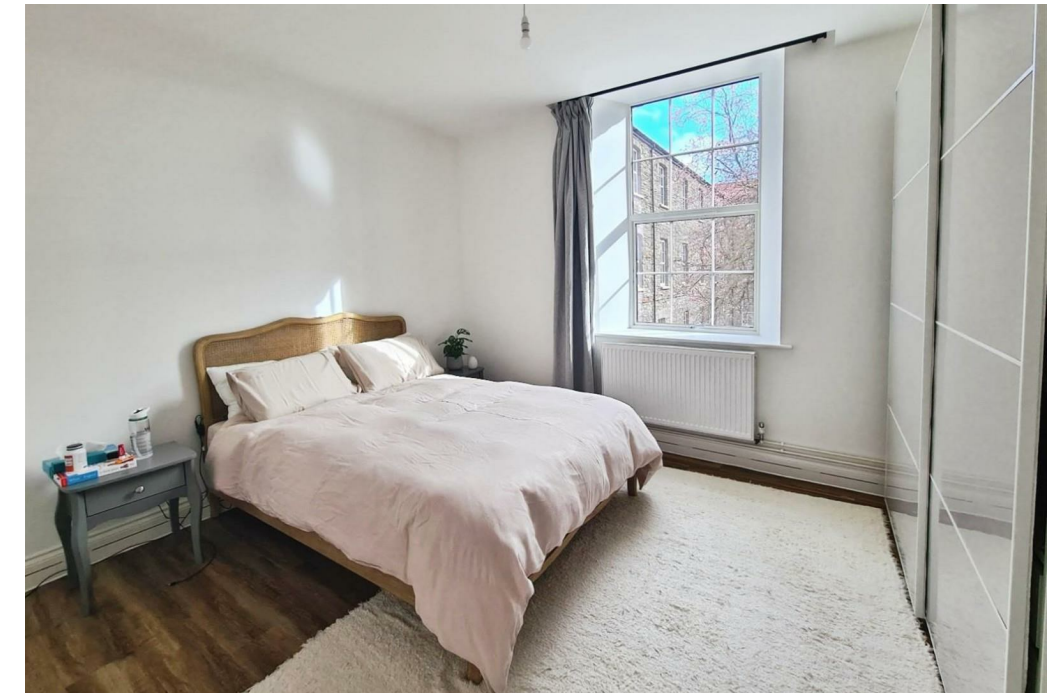
Captains House, Captains Garden, Bristol, BS16 2GX

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£325,000



Nestled in the charming area of Captains Garden, Fishponds, Bristol, this delightful two-bedroom flat conversion offers a harmonious blend of modern living and period charm. Just five years old, the property is designed to provide both comfort and convenience, making it an ideal choice for professionals, first time buyers or retirement living in style. Upon entering, you will find a spacious hall which leads to a significant Lounge/Dining room with access to the separate stylish Kitchen alongside. This inviting space is perfect for entertaining guests or enjoying quiet evenings at home, with large windows and high ceilings that flood the area with natural light. The modern kitchen is equipped with high-quality appliances and ample storage, catering to all your culinary needs. The flat features two well-proportioned bedrooms, each designed for relaxation. The master bedroom boasts an ensuite shower room, providing a private retreat, while a stylish main bathroom serves the second bedroom and guests alike, both featuring sleek fixtures and contemporary finishes. Located in the vibrant Fishponds area, this property is surrounded by a wealth of local amenities, including shops, cafes, and parks, all within a short walk. Professionals and first time buyers will appreciate the proximity to both the High Street and open green spaces. The area offers a unique blend of city living with easy access to the beautiful countryside, providing the best of both worlds. With excellent transport connections, including a bus stop right on your doorstep, commuting to the wider Bristol area and beyond is effortless.



Entrance

Via communal entrance door with video entry phone system leading to communal stairs and lift to the first floor. Private entrance door into...

Hall

Karndean flooring, radiator, double cupboard with a Heatrae Sadia domestic hot water heater.

Lounge/Dining Room 15'0" x 24'7"

Karndean flooring, stunning room with UPVC double glazed ceiling height windows, two radiators, wide opening into...

Kitchen 6'6" x 6'2"

Fitted with a stylish range of grey finished wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate a built in under oven, inset glass top hob and extractor fan above, attractive splashback tiling, integrated appliances to include a fridge/freezer, dishwasher and washing machine, UPVC double glazed and multi paned window to ceiling height, concealed ceiling spotlights and extractor.

Bedroom 1 13'1" x 11'4"

Radiator, feature UPVC double glazed multi paned ceiling height window with pleasant outlook, Karndean flooring, door into...

Ensuite Shower Room 8'0" x 3'11"

White luxury suite of low level WC, wash basin and enclosure with a built in thermostatically controlled shower, feature tiled walls, concealed ceiling spotlighting and extractor, heated towel rail.

Bedroom 2 12'1" x 8'11"

Karndean flooring, feature UPVC double glazed multi paned ceiling height windows with pleasant open outlook, radiator.

Bathroom 7'7" x 7'0"

Luxury white suite of low level WC and wash basin, Karndean flooring, panelled bath with shower screen alongside and mixer shower attachment over, attractive splashback tiling, heated towel rail, concealed ceiling spotlights and ceiling extractor.

Exterior

Parking Space and Bike Storage

This apartment benefits from parking space number 13 located nearby and there is also a secure bike storage.

Service Charge/Management Company

This property has the remainder of 150 year lease from 2020. Service charge is currently £1,500 per annum and includes buildings insurance and management company charges.

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: B



- A superior Linden Homes period conversion
- 2 bedrooms (one with ensuite shower room)
- Modern luxury bathroom
- Impressive Lounge/Dining room with separate stylish Kitchen
- High-quality kitchen appliances
- Lovely light, open and generous accommodation
- A rare converted apartment within a period development
- Convenient distance from High street cafes/shops and Oldbury Court Estate park
- Public transport on the door step
- Hunters Exclusive - recommended viewing

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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.