

Stephen Maggs

Residential Sales & Lettings

Valuations based on experience!

1 Maypole Court Church Road Hanham Bristol BS15 3EL

DOWNSIZING, or looking for your FIRST HOME? This one bedroom GROUND FLOOR FLAT, situated close to the High Street, with allocated parking could be for the one that you have been waiting for.



REF: ASW5624

Asking Price £160,000

**One bedroom ground floor flat * Gas central heating * Double glazing *
Allocated parking space * No chain * Council tax band: A * EPC Rating: C**

Viewing: By appointment with Stephen Maggs Estate Agents
Hamilton House, 107 Bristol Road, Whitchurch Village
Bristol, BS14 0PU

Telephone: 01275 892228

www.stephenmaggs.co.uk email@stephenmaggs.co.uk



SITUATION:

Hanham is situated in East Bristol close to the eastern boundary of the City. It has a vibrant High Street with many local shops and facilities, Primary Schools and Hanham Woods Academy Secondary School. Hanham is adjacent to Longwell Green which has a wide range of larger stores, a leisure centre, and affords easy access to the Ring Road.

DESCRIPTION:

This one bedroom ground floor flat enjoys an enviable position less than a minute walk from Hanham High Street. Offering both gas central heating & double glazing, it enjoys its own small courtyard, and has allocated parking for one car. Likely to create a good deal of local interest, so call to arrange your accompanied viewing without delay!

HALLWAY:

Partly glazed entrance door, central heating thermostat, large built-in storage cupboard, second large built-in storage cupboard housing the electric consumer box.

LIVING ROOM: 13' 3" x 12' 3" (4.04m x 3.73m)

Double glazed door and sidescreen accessing the side courtyard garden, two single panelled radiators, television point, square opening to:

KITCHEN: 10' 11" x 0' 4" (3.32m x 0.10m)

Double glazed window to the rear overlooking Maypole Square. Fitted with a range of Beech effect wall effect base units with contrasting worktop surfaces, inset stainless steel single drainer sink unit, space and plumbing for automatic washing machine and dishwasher, gas and electric cooker points, space for upright fridge/freezer, Worcester gas fired combination boiler supplying central heating and domestic hot water, tiled splashbacks.

BEDROOM: 13' 4" x 9' 6" (4.06m x 2.89m)

Double glazed window overlooking Maypole Square, single panelled radiator, built-in wardrobe with hanging rail and shelf.

BATHROOM:

Opaque double glazed window to the side, fitted with a white suite comprising of a panelled bath with a Mira electric shower over, pedestal wash hand basin, close coupled W.C, aqua boarding splashbacks, single panelled radiator.

GARDEN:

To the side is a small courtyard garden which is accessed from the living room.

PARKING:

There is an allocated parking space for one car.

ANTI-MONEY LAUNDERING:

All Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks, in order to comply with the regulations set out H.M.R.C for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Stephen Maggs Estate Agents use Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted and is payable directly to Coadjute. If your offer is accepted, we will not formally prepare sales letters until the AML checks have been completed.

N.B:

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



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If you are interested in putting an offer in on this property, we will need the following information from you.

1. Photo ID for all buyers, plus proof of address, utility/council tax bill etc
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.
4. The offer that you would like to put forward.

This information will need to be emailed to nigel@stephenmaggs.co.uk or reception@stephenmaggs.co.uk before any offer is put forward.

Please note that if you need to sell a property (which is not yet under offer), we will put your offer forward. If our client is prepared to accept your offer in principle, the property will not be removed from the market until you have a buyer.

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THE PROPERTY MISDESCRIPTIONS ACT 1991:

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

Energy performance certificate (EPC)

1 Maypole Court
Church Road
Hanham
BRISTOL
BS15 3EL

Energy rating

C

Valid until:

20 March 2036

Certificate
number:

2407-3060-2207-8836-3200

Property type

Ground-floor flat

Total floor area

42 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 72 C | 72 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |