



Lawn Road,
Bristol,
BS16 5BL

£230,000

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Hunters are pleased to offer for sale this highly spacious 2 double bedroom ground floor apartment, located with a lovely tree lined road within walking distance to Fishponds high street where you will find an array of shops, cafe's, restaurants, and supermarkets. There are also bus routes taking you into Bristol centre the travel on a regular basis. This property would make a great first time buyer home with accommodation comprising, a good size lounge, a kitchen diner, a modern bathroom and 2 generous double bedrooms. Further benefits include, a single garage, dg windows, electric heating and communal gardens. Viewing recommended.



ENTRANCE

Communal entrance door into...

GROUND FLOOR

Entrance door into flat 8 is located on the right via door into...

HALL

Wall mounted entry phone system.

LOUNGE 13'5" x 12'5"

Double glazed window to front, wall mounted night storage heater, electric feature fireplace with stone effect surround and mantle.

KITCHEN DINING ROOM 12'4" x 10'5"

Double glazed window to rear having outlook and views onto communal gardens, good range of base and wall fitted units with tiled splashback and working surfaces incorporating a single bowl sink, space for fridge freezer, plumbing for washing machine, space and area for table and chairs.

BATHROOM 9'10" x 6'9"

Opaque double glazed window to side, cupboard housing hot water cylinder, modern white bathroom suite comprising of curved panelled bath with centre taps and separate overhead shower off main system, low level WC, pedestal wash hand basin, partly tiled throughout.

BEDROOM ONE 13'5" x 12'0"

UPVC double glazed window to front, wall mounted night storage heater.

BEDROOM TWO 13'3" x 9'2"

Double glazed window to rear having views onto communal garden, wall mounted night storage heater.

COMMUNAL GARDENS

The development offers well established mature communal gardens surrounding the development, mature planting and established lawn.

GARAGE

There is a single garage with up and over door within a nearby block.

TENURE

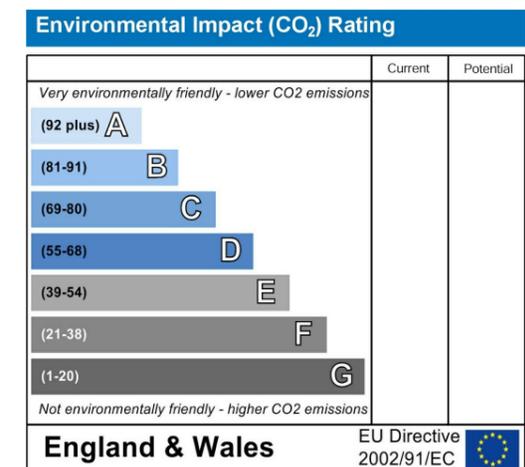
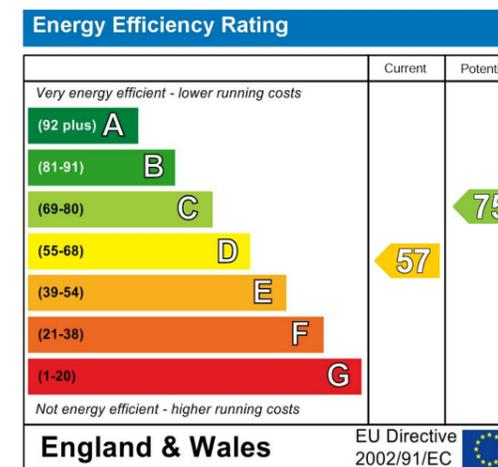
The property benefits from a 947 year lease . There is a current service charge in the region of £1,200 per year paid in 2 x installments of £600 per 6 months, this is made as a contribution to the upkeep of the gardens, cleaning of communal areas and communal lighting. Residence are also obliged to pay a fee of £600 (every 6 months) towards a contingency fund for unexpected costs and large repairs. There is an annual ground rent payable in the region of £15.00 per annum.

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

- Highly spacious ground floor apartment
- 2 double bedrooms
- Spacious lounge
- Good size kitchen/diner
- Modern fitted bathroom
- Single garage
- Lovely tree lined road position
- Within walking distance to Fishponds high street
- Ideal first time buyer
- Communal gardens



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.