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Purdy Court, New Station Road, Fishponds, Bristol, BS16 3RT

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Fishponds,
Bristol,
BS16 3RT
£132,950

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Situated on New Station Road in the vibrant city of Bristol, this delightful one-bedroom retirement apartment in the prestigious Purdy Court development presents an exceptional opportunity for those seeking a serene and comfortable lifestyle. This ground-floor residence is thoughtfully designed to provide both convenience and a sense of community.

Upon entering, you will find a spacious and inviting lounge/dining room, perfect for relaxation or entertaining guests. The well-equipped modern kitchen, conveniently adjacent to the lounge, is ideal for preparing meals with ease. The generously sized double bedroom features built-in wardrobes, offering ample storage while maintaining a tidy living space. The luxury shower room adds a touch of sophistication, ensuring your daily routines are both comfortable and enjoyable.

One of the standout features of this apartment is its access to the beautifully landscaped communal gardens, providing a tranquil outdoor space to unwind and connect with nature. The development also includes a communal lounge and laundry facilities, fostering a sense of community among residents. With lift access to all floors, this property is designed to accommodate the needs of its residents with ease.

Located close to High Street shops, you will have all the amenities you need right at your doorstep. This property truly embodies the essence of retirement living, combining comfort, convenience, and community. Viewing is highly recommended to fully appreciate all that this charming apartment has to offer.













Hallway
The hallway serves as a welcoming entry point into the home, featuring a neutral palette and practical layout. It offers access to the living room, bedroom, bathroom, and kitchen, facilitating smooth movement throughout the property. Large airing cupboard containing a Gledhill pressurized hot water cylinder, additional cupboard containing electric meters.

Living Room
This well-proportioned living room is bright and inviting, with enough space to accommodate both seating and dining areas if desired. Dimplex night storage heaters, UPVC French doors open out onto the garden, allowing natural light to flood the space and offering pleasant views of the green outside. The room features a classic fireplace as a charming focal point, complemented by neutral walls and carpet flooring that create a calm and cosy atmosphere. There is also a 24 hour security system with warden pull cords for out of hour help/assistance

Kitchen
The kitchen is compact but efficiently arranged, with ample storage and work surfaces. It includes integrated appliances such as an oven and hob, with space for a fridge-freezer, wall mounted electric heater and a window providing natural light and ventilation, making it a practical space for cooking and meal preparation.

Bedroom
This bedroom offers a peaceful retreat with neutral decor and soft carpet flooring. A large window lets in natural light, Dimplex night storage heaters and built-in wardrobes provide useful storage. The space is versatile enough to accommodate a double bed and additional furniture, ensuring comfort and practicality.

Bathroom
The bathroom is well-appointed with a modern suite that includes a walk-in shower with glass screen, a toilet, and a wash basin. wall mounted electric heater, tiled walls add a touch of elegance and practicality, while a frosted window ensures privacy and natural light.

Rear Garden
The exterior of the building is well-maintained with red brick facades and white window frames. The grounds include a beautiful well maintained generous communal garden area with well-kept lawns and mature trees, providing pleasant green space for residents to enjoy.

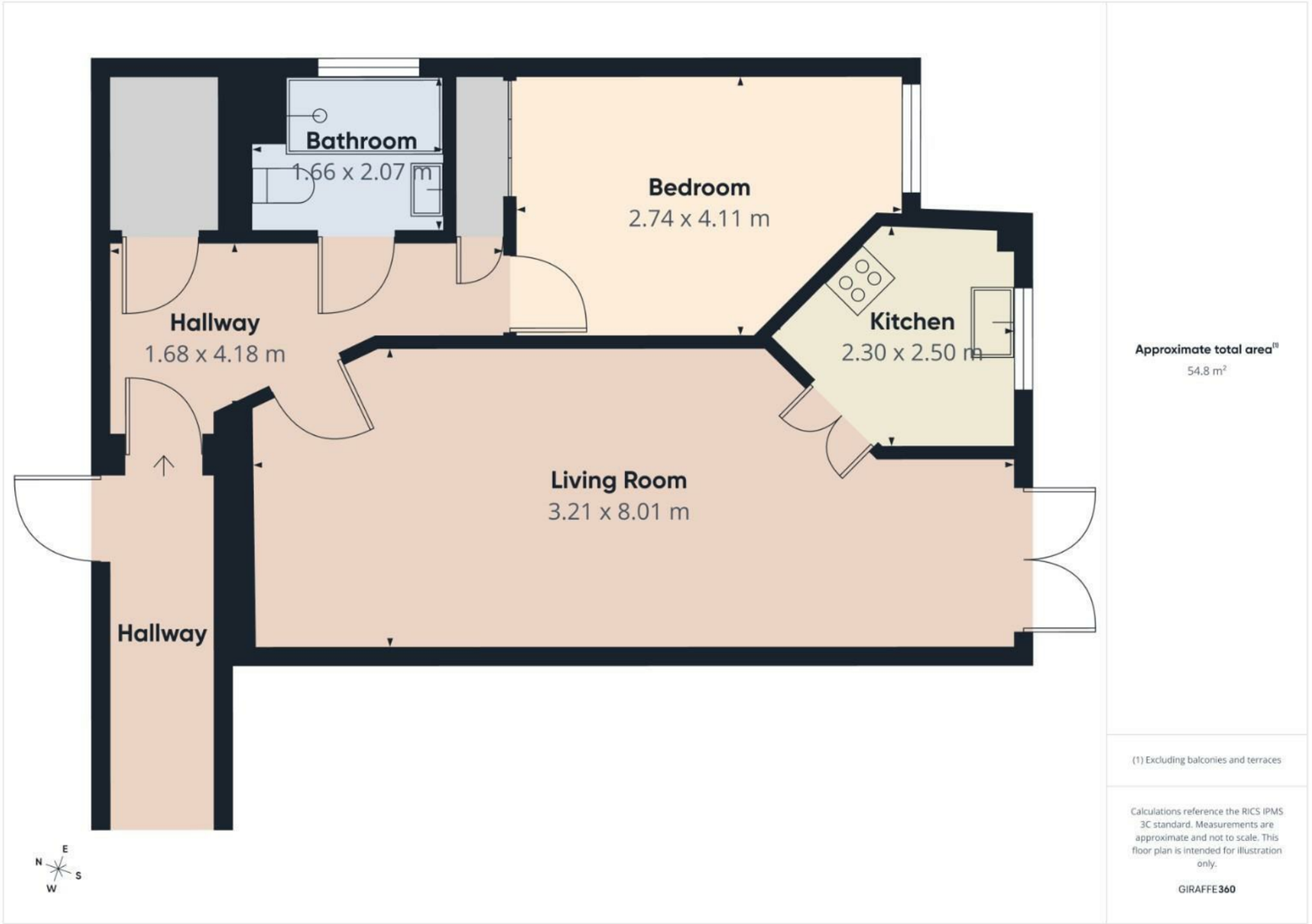
Front Exterior
The main entrance to the building is marked by a covered porch area with the name 'Purdy Court' displayed above. The entrance is framed by shrubs and stone paving, creating a welcoming arrival point for residents and visitors alike.

Maintenance Charges
There is a monthly service charge of £188.92. per month payable to Kingsdale Ltd. There is also a ground rent payment of £572.59 per annum (payable in two installments)

Other Facilities
The current residents can also enjoy the laundry facilities that are located on the ground floor. There is also a on site manager and a guest room available for visitors. Communal parking area to the front of the building.

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: C



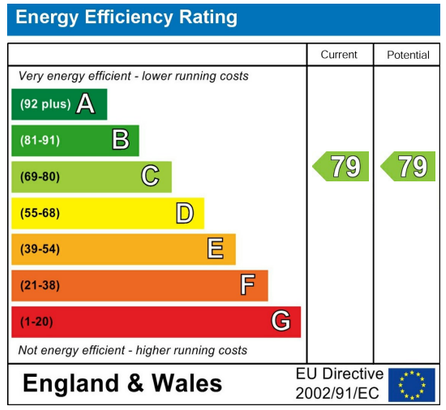
Approximate total area(1)
54.8 m²

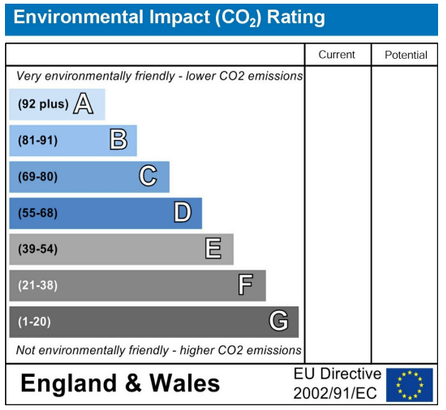
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- 1-bed Garden retirement apartment
- Spacious lounge/dining room
- Luxury shower room
- Built-in bedroom wardrobes
- Modern, well-equipped kitchen
- Beautiful maintained residents communal gardens
- Lift access to all floors
- Close to High Street shops
- Communal lounge and laundry
- Vacant





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.

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