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Manor Gardens House, Manor Road, Bristol, BS16 2EN

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Bristol,
BS16 2EN

£125,000

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Nestled on Manor Road in the delightful area of Fishponds, Bristol, this superior first floor retirement apartment for those aged 60 and over presents an ideal opportunity for those seeking comfort and convenience in their golden years. Hunters are proud to showcase this well-proportioned flat, located within a purpose-built retirement complex, just a short stroll from the lively high street.

Upon entering, you will be welcomed by a light and airy atmosphere, thoughtfully designed to enhance your living experience. The generous lounge/diner serves as an inviting space for relaxation and socialising, alongside a balcony. The modern re-fitted kitchen is both functional and stylish, catering to all your culinary needs. The spacious double bedroom offers a peaceful retreat, and the contemporary shower/wet room adds to the overall appeal of this lovely home.

One of the standout features of this property are well maintained and walled communal gardens, where residents can enjoy the tranquillity of nature. The landscaped gardens also include designated drying areas, ensuring that outdoor space is both practical and pleasant. Additional benefits of this apartment include communal parking, providing ease and comfort for residents.

This property is an excellent opportunity for those seeking a retirement home in a vibrant community. With its prime location and well-appointed interiors, a viewing is highly recommended to fully appreciate all that this charming apartment has to offer. Embrace a lifestyle of comfort and community in this delightful Fishponds residence.

Entrance
Communal entrance door with security entry phone system into...

Communal Hall
Ground floor access to both lift and staircase leading to the top floor.

Top Floor Communal Landing
Private entrance door into flat 17.

Hall
Entry phone handset, radiator, built in shelved cupboard, additional coat cupboard with electric fuse boxes, access to roof space, additional shelved airing cupboard with radiator.

Lounge/Dining Room 18'0" x 10'11"
UPVC double glazed window with and French door opening onto the balcony, feature cast iron fireplace with a marble hearth, radiator, door into...

Kitchen 9'9" x 8'4"
Fitted with a modern range of wall, floor and drawer storage cupboards with decorative handles to incorporate a built under oven, inset electric hob and fitted extractor fan above, rolled edged timber grain effect working surfaces, single drainer stainless steel sink unit, splashback tiling, wall mounted Worcester combination gas fired boiler for domestic hot water and central heating, space for upright fridge/freezer, washing machine and tumble dryer, UPVC double glazed window with far reaching views.

Bedroom 1 8'4" x 14'4"
UPVC double glazed window to front, radiator.

Shower/Wet Room 5'6" x 5'6"
White suite of low level WC and wash basin, fitted wall mounted Mira advance shower, radiator, fully tiled walls, vinyl floor, Vent-Axia extractor fan.

Exterior
The property benefits from having a shared residence parking area to the front of the building there is also beautifully landscaped communal rear gardens which are mainly laid to lawn having various attractive and mature planting flowers and trees all within natural stone boundary walls. There are communal drying areas with storage shed.

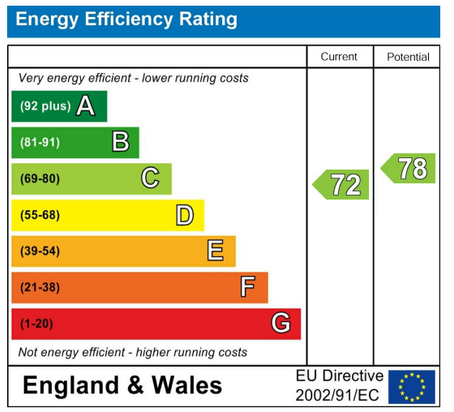
Tenure
Understood to be the remainder of a 125 year lease with 84 years remaining.

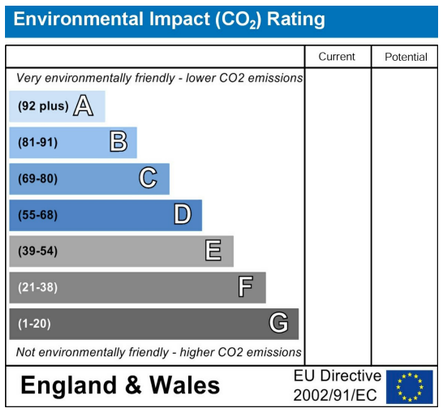
Service Charge
There is an approximate service charge payable of £191.18 per month (subject to change) together with an additional payment of £35.00 ground rent. This charge is made to include maintenance and upkeep of communal gardens and communal areas with management of the lift, exterior of the building, buildings insurance and cleaning of the exterior windows. The management company is Kingsdale.

AML
‘’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

- Superior first floor retirement apartment
- Light and airy design
- Generous lounge/dining room with balcony
- Modern fitted kitchen
- Spacious double bedroom
- Luxury contemporary shower/wet room
- Recently replaced Upvc double glazing and recently installed Gas heating
- Well maintained communal gardens
- Communal parking available
- Suitable for those aged 60 and over





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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