

HUNTERS®

HERE TO GET *you* THERE



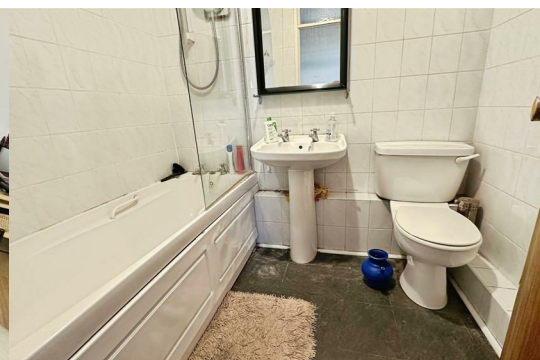
Snowdon Road

Bristol, BS16 1DA

£215,000



Hunters are delighted to offer for sale this spacious 2 double bedroom ground floor apartment located within a position acquiring both good access into Bristol centre, along with the ring road and M32. This light and airy property would ideally suit first time buyers or retired buyers with the benefit of being offered with vacant possession. Fishponds high street is also within walking distance offering a wide variety of shops. Internally the property briefly comprises of a lounge/diner, 2 generous double bedrooms, bathroom, and fitted kitchen. Further benefits include, UPVC dg windows and a single garage.



Entrance

Via communal entry door with entry phone system, Flat 1 can be located on the left on the ground floor via front door leading into ...

Hallway

Built in storage cupboard and separate built in cupboard housing hot water cylinder.

Lounge/Diner 16'5" x 12'0" (5.01m x 3.68m)

UPVC double glazed window to front, wood grain effect fitted laminate flooring, space and area for dining table and chairs.

Kitchen 9'10" x 6'8" (3.02m x 2.05m)

A range of base and wall fitted units with tiled splash backs and roll topped working surfaces incorporating a single bowl sink, space for fridge/freezer, plumbing for automatic washing machine, space for cooker, tiled flooring.

Bedroom 1 12'4" x 11'11" (3.78m x 3.64m)

UPVC double glazed window to side and front.

Bedroom 2 12'3" x 9'11" (3.75m x 3.03m)

UPVC double glazed window to front.

Bathroom

Comprising of white suite with pannelled bath with electric over head shower, low level w.c. pedestal wash hand basin.

Exterior

The property benefits from having a single garage that is located in a nearby block with up and over door (5.10 x 5.56m)

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”

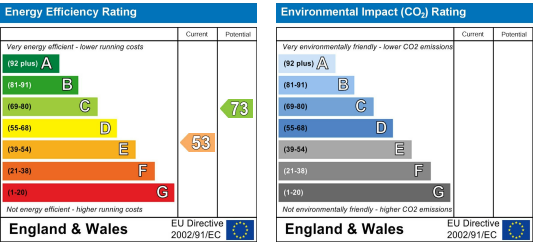
Service Charge

Service charge including buildings insurance is £150 per month 953 years lease remaining.

Area Map



Energy Efficiency Graph



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.