

HUNTERS[®]

HERE TO GET *you* THERE



Flat 21 Star Apartments, 526 Fishponds Road

Fishponds, Bristol, BS16 3DW

Offers In The Region Of £179,500



Nestled in the vibrant area of Fishponds, Bristol, this modern purpose-built apartment at 526 Fishponds Road offers a delightful living experience. Constructed in 2005, the property boasts contemporary design and functionality, making it an ideal choice for individuals or couples seeking a comfortable home. The apartment features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The double bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. The bathroom is modern and equipped with essential amenities, catering to your daily needs. One of the standout features of this property is the convenience of parking for one vehicle, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, cafes, and parks, all within a short distance. This apartment represents an excellent opportunity for those looking to invest in a modern living space in a lively community. With its appealing features and prime location, it is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this charming apartment your new home.



Entrance

Secure communal entrance door into communal hall, stairs and landing leading to Flat 21. Private entrance door into ...

Hall

Feature natural timber laid floor, entry phone hand set, electric panel heater, double built in cupboard containing a hot water cylinder and plumbing for washing machine.

Open Plan Lounge/Dining/Kitchen

Lounge/Dining Room 14'0" x 11'0" (4.29m x 3.36m)

Feature natural wood laid floor, Juliet balcony with UPVC double glazed sliding patio doors permitting attractive far reaching views, electric panel heater, wide opening into ...

Kitchen 8'9" x 6'11" (2.68m x 2.11m)

Fitted with a range of white fronted wall, floor and drawer storage cupboards with brushed steel effect handles to incorporate an integrated fridge/freezer and dishwasher, built in oven, glass topped hob and extractor above, single drainer sink unit, tiled floor and glass back splash backs, concealed ceiling spot lights.

Bedroom 1 13'7" x 8'5" (4.15m x 2.59m)

Electric panel heater, UPVC double glazed window with far reaching elevated views.

Bathroom 7'4" x 6'3" (2.26m x 1.91m)

Luxury appointed with a white suite of panelled bath with built in thermostatically controlled shower and glass screen along side, attractive tiled walls, floor and large mirrored panel, vanity wash basin with storage and low level w.c. heated towel rail, concealed ceiling spot lights, extractor fan.

Exterior

The property is approached over a gated entrance for the secure use of residence enabling access to residence parking to include 1 designated space for Flat 21. There is also a communal bike storage unit.

Tenure

Understood to the remainder of a 999 year lease from 1st January 2005 with 978 years remaining.

Management Company

It is understood by the present owner that there is an annual management service charge payable in the region of £1,351.62 made payable to Red Brick Management. In addition Flat 21 is responsible for an annual ground rent payment of £250 pa.

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"

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.

764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>

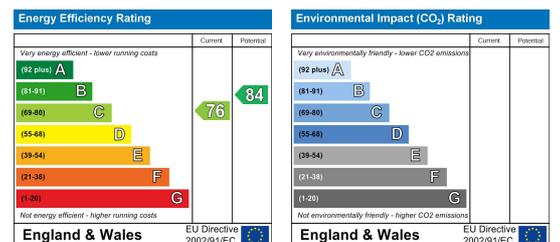
Area Map



Floor Plans



Energy Efficiency Graph



764 Fishponds Road, Fishponds, BS16 3UA

Tel: 0117 965 3162 Email: fishponds@hunters.com <https://www.hunters.com>