HUNTERS®

HERE TO GET *you* THERE

# 16 New Pooles Lodge, 31 Maywood Crescent

## Bristol, BS16 4FB

## £315,000

2 2 1 B

Hunters are delighted to offer for sale this beautifully presented exclusive 2 double bedroom retirement apartment set within the New Pooles Lodge development located within easy access to Fishponds high street offering many shops, cafe's and restaurants. Internally this extremely well presented home offers spacious accommodation with contemporary fittings briefly comprising, a generous lounge/diner with Juliette balcony overlooking the rear gardens, a luxury appointed kitchen with integral washing machine and fridge/freezer, 2 spacious double bedrooms, master with en-suite shower room and walk in wardrobe, and a separate main shower room located off the hallway. The property benefits from use of the communal lounge area offering various events. Further benefits include Upvc dg windows, shared parking and lovely well established communal gardens. We would highly recommend an internal viewing to fully appreciate what this apartment has to offer.

Entrance
Via communal entry, entrance door with entry phone system, Flat 16 can be located on the first floor via pannelled door to...

Hallway
Wall mounted video entry phone system, wall mounted electric fitted heater, built in storage cupboard.

Lounge/Diner 18'1" x 11'1" (5.52m x 3.38m)
UPVC double glazed Juliet double glazed window to rear onto Juliet balcony with pleasant outlook onto the communal garden, wall mounted fitted electric heater.

Kitchen 8'11" x 7'6" (2.72m x 2.29m)
UPCV double glazed window to rear, contemporary fitted with a good range of base and wall units with working surfaces, under lighting, tiled splash back, incorporating an electric hob, built in oven, integral fridge/freezer, washing machine.

Bedroom 1 13'8" x 9'2" (4.19m x 2.81m)
UPVC double glazed window to rear, wall mounted fitted electric heater, walk in wardrobe with hanging space.

Ensuite Shower Room
Contemporary fitted throughout with overhead shower, tiled throughout, heated towel rail, sink into storage unit, low level w.c.

Bedroom 2 18'6" x 9'6" (5.64m x 2.90m)
UPVC double glazed window to rear, wall mounted fitted electric heater.

Bathroom
A modern contemporary suite comprising of a double tray with overhead shower, sink into vanity unit with storage below, low level w.c. fitted towel rail, tiled throughout.

Communal Lounge
The property also benefits from a residents communal lounge area located on the ground floor which holds various events, there is also residents shared parking located to the side of the building.

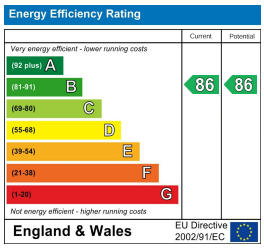
Lease Information
The remainder of a 999 year lease from 2018.

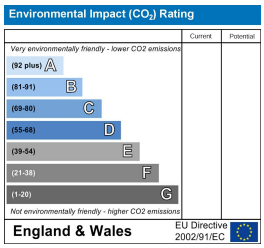
Service Charge
Service charge - £2,737 per 6 months and ground rent £894 per year

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''

## 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.

764 Fishponds Road, Fishponds, BS16 3UA
Tel: 0117 965 3162 Email: fishponds@hunters.com https://www.hunters.com