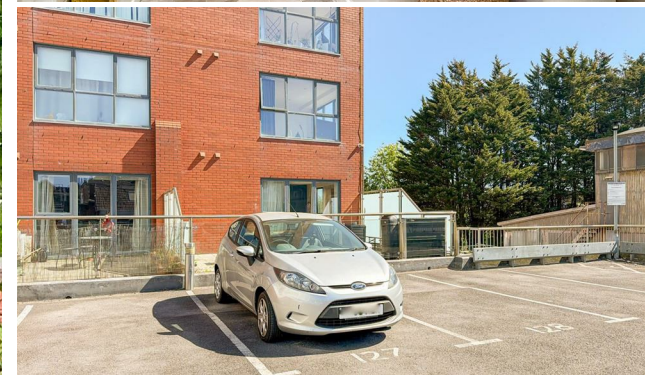




Skypark Road, Bristol

- Allocated parking
- Second Floor
- Open Plan
- Walking Distance To North Street
- No Chain
- Well Presented Throughout
- Stones Throw from South Street Park
- Ideal For FTBs

£180,000



Tenure: Leasehold

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Skypark Road, Bristol

DESCRIPTION

A well presented one bedroom second floor apartment in the popular '21 West' development, offered with no chain and an allocated parking space!

We are pleased to offer For Sale this spacious one bedroom second floor apartment in the ever popular '21 West' development. Offered to the market in great condition throughout & no chain its sure to prove ideal for any first time buyer or investor looking for a well appointed apartment in this super location, complete with the rare addition of an allocated parking space.

Internally you are greeted by the large hallway, this opens to the double bedroom which offers a built in wardrobe. The bathroom boasts a three piece suite and is partially tiled. Perhaps the standout feature of this apartment is the living space, which affords a view over West Street and South Street park beyond. The kitchen itself is fitted with a modern suite with contrasting worktops.

Sitting just off West Street which offers great access links and a variety of shops, cafes & restaurants the property is also a stones throw from South Street park whilst the vibrant North Street sits just a 10 minute walk away. The apartment offers secure access and with extremely low maintenance charges its sure to suit first time buyers.

BEDROOM 11' 3" x 8' 7" (3.43m x 2.62m)

BATHROOM 7' 2" x 5' 10" (2.2m x 1.8m)

OPEN PLAN KITCHEN/ LIVING ROOM 18' 0" x 13' 1" (5.5m x 4.0m)

We understand from our vendor that the following charges apply;

Balance of a 125 year lease from 2006

Maintenance charge & ground rent - £780.86 combined.

COUNCIL TAX BAND

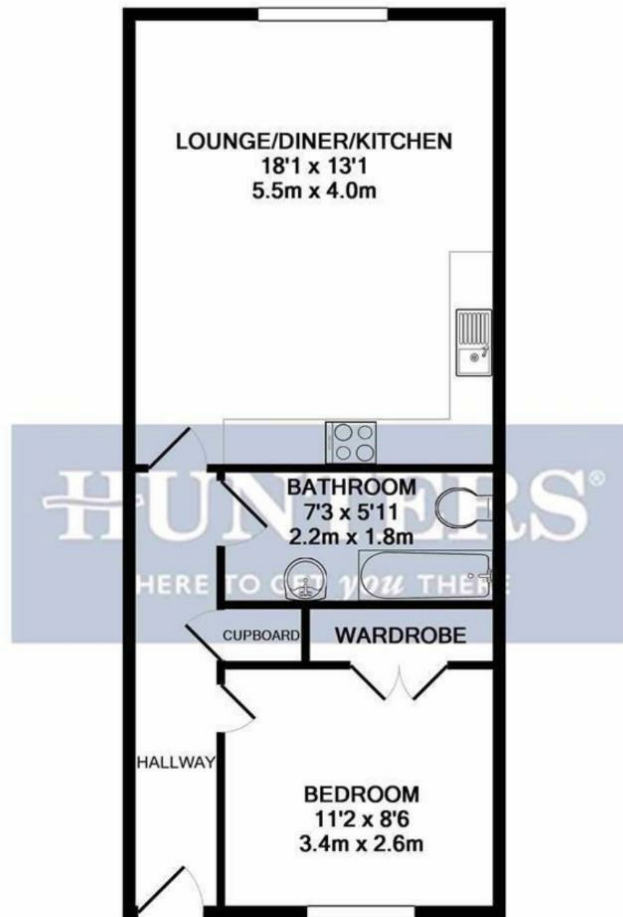
A

EPC BAND - C - Please see below link for full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/8761-6628-5880-4930-7976>



Council Tax: A



TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

bedminster@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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

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