



12 Manor Court, Trendlewood Park

Stapleton, Bristol, BS16 1SY

Offers In The Region Of £210,000



Welcome to this charming top-floor flat located in the desirable Manor Court development. Built in 1970's, this purpose-built apartment offers a perfect blend of comfort and style, making it an ideal choice for professionals and first-time buyers alike. As you enter, you will be greeted by a generous living room that boasts stunning far-reaching views towards Purdown. This inviting space is perfect for relaxation and entertaining, and it opens up to a lovely balcony where you can enjoy the fresh air and picturesque scenery. The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. The modern bathroom is designed with contemporary fittings, ensuring convenience and comfort. The stylish kitchen/breakfast room is a delightful feature of this property, offering a practical space for cooking and dining. The flat is situated within a popular development that adjoins open green spaces, perfect for leisurely walks or outdoor activities. Residents will appreciate the informal parking area, adding to the convenience of living in this lovely community. The owner is keen to sell and is open to offers, making this an excellent opportunity for those looking to invest in a property in a favorable location. We highly recommend viewing this delightful flat to fully appreciate its charm and potential. Don't miss out on the chance to make this your new home in the sought-after Trendlewood Park area.



Entrance
Communal entrance door into communal hall, stairs and landing, leading to the top floor. Private entrance door into Flat 12.

Private Hall
Entry phone hand set, electric fuse box, Creda electric night storage heater, built in cupboard, airing cupboard with hot water cylinder.

Lounge 15'11" x 12'11" (4.86m x 3.95m)
Fabulous far reaching views, two dimplex electric night storage heaters, large walk in cupboard (2.36m x 1.17m), UPVC double glazed sliding doors opening onto ...

Balcony 16'1" x 3'8" (4.92m x 1.13m)
Paved terrace and glass/timber edged finish. Spectacular far reaching views over the Trendlewood Park developments and the Frome Valley.

Kitchen 11'9" x 7'8" (3.59m x 2.36m)
Fitted with a comprehensive range of white high gloss effect wall, floor and drawer storage cupboards to incorporate a built in oven, inset glass topped hob and extractor above, space for fridge separate freezer and washing machine, UPVC double glazed window with fabulous far reaching views, vinyl tiled floor, attractive splash back tiling, roll edged working surfaces, single drainer stainless sink unit, vent extractor fan.

Bedroom 1 10'9" x 10'0" (3.30m x 3.06m)
Electric panel heater, UPVC double glazed window to rear.

Bedroom 2 10'1" x 6'6" (3.08m x 1.99m)
Electric panel heater.

Bathroom 6'5" x 5'5" (1.96m x 1.67m)
White suite of pedestal wash basin, low level w.c .paneled bath with fitted shower unit over and screen along side, splash back tiling, timber grain effect vinyl floor, ceiling extractor.

Exterior
Communal Gardens
Surrounding the development are communal gardens maintained through management company services charges.

Residence Parking
The development benefits from an informal residence parking area.

Tenure
Understood to be the remainder of a 125 year lease dated 29th Feb 2000 with approx 99 years remaining. There is a service charge payable currently in the order of £1185.68 per annum to incorporate a ground rent payment of £10 per annum made payable to Sovereign Network Group.

AML
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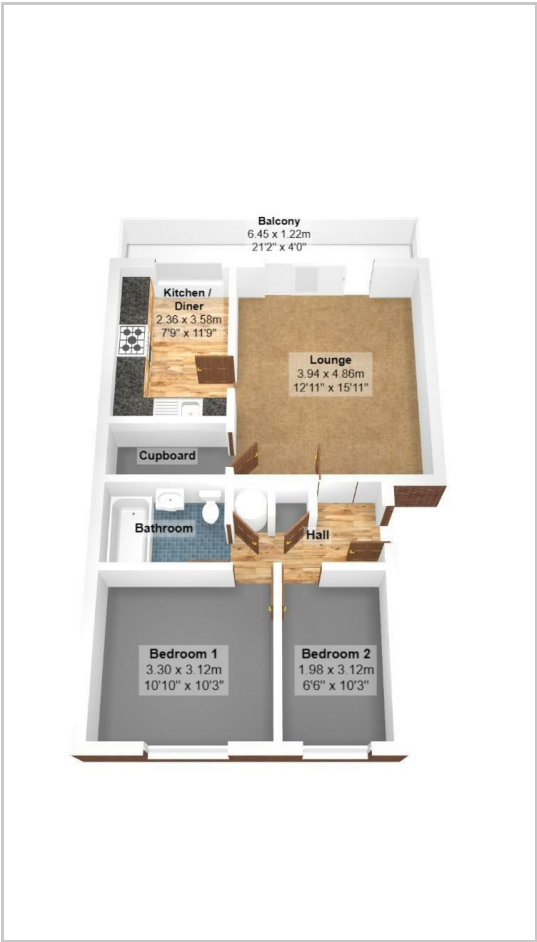
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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.

Area Map



Floor Plans



Energy Efficiency Graph

