

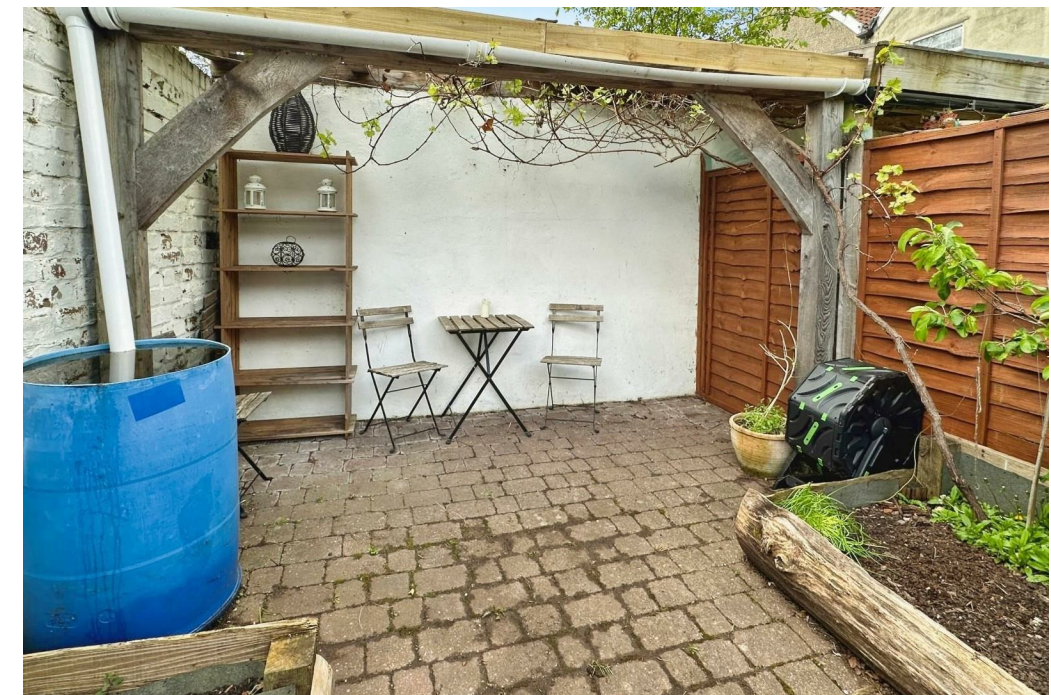


Ridgeway Road,
Bristol,
BS16 3DX

£215,000



Hunters are delighted to offer for sale this superb and well spaced 2 double bedroom first floor apartment, set within a position having good access to the Bristol to Bath high street along with local bus routes taking you into Bristol centre. Fishponds high street is also within easy reach offering a wide range of shops, cafes and supermarkets. This lovely property offers character and style that would make a fantastic first time buyer home. Internally the property comprises of its own entrance hallway with staircase to the first floor, a generous open plan lounge/dining/kitchen, 2 double bedrooms and a modern fitted bathroom. Further benefits include, uPVC double glazed windows, gas central heating via a combi boiler and a lovely private enclosed garden shared with one other flat. We would highly recommend viewing this vibrant property to fully appreciate everything it has to offer.



Entrance

Opaque uPVC double glazed door to private ground floor corridor leading to stairs.

Hallway

Herringbone effect attractive ceramic tiled flooring, radiator, stairs to first floor.

First Floor Landing

Access to loft space, radiator, built in storage cupboard housing Worcester gas combination boiler serving central heating and hot water, plumbing for washing machine.

Lounge/Kitchen /Dining Room 15'4" x 11'9"

uPVC double glazed windows to side and front. Kitchen comprising of base and wall fitted units with tiled splash back with roll top work surfaces incorporating a single bowl sink, fitted gas hob with oven below and extractor over, space for low level fridge, wood grain effect laminate floor, space for dining table and chairs and lounge furniture, radiator.

Bedroom One 11'10" x 9'0"

uPVC double glazed window to side, radiator.

Bedroom Two 10'9" x 8'9"

uPVC double glazed window to side, radiator

Bathroom

Opaque uPVC double glazed window to rear, tiled floor, modern white suite comprising of panelled bath with overhead shower off main system with Victorian style taps, low level WC, pedestal wash hand basin, partly tiled throughout.

Exterior

Tenure

Understood to be the remainder of a 999 year lease from 2009. £50 per month which includes buildings insurance for the service charge.

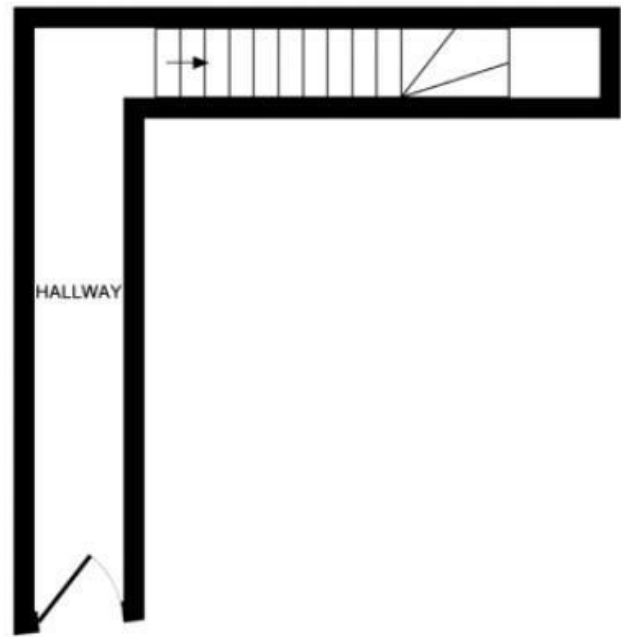
Shared Garden

This property benefits from having a private enclosed garden which is shared with one other flat. Garden comprising of block paved patio areas with bedding to side offering mature planting, there is also a timber shed for storage and seating area under pergola located to the rear. The garden is enclosed by lap wood fence and natural brick borders.

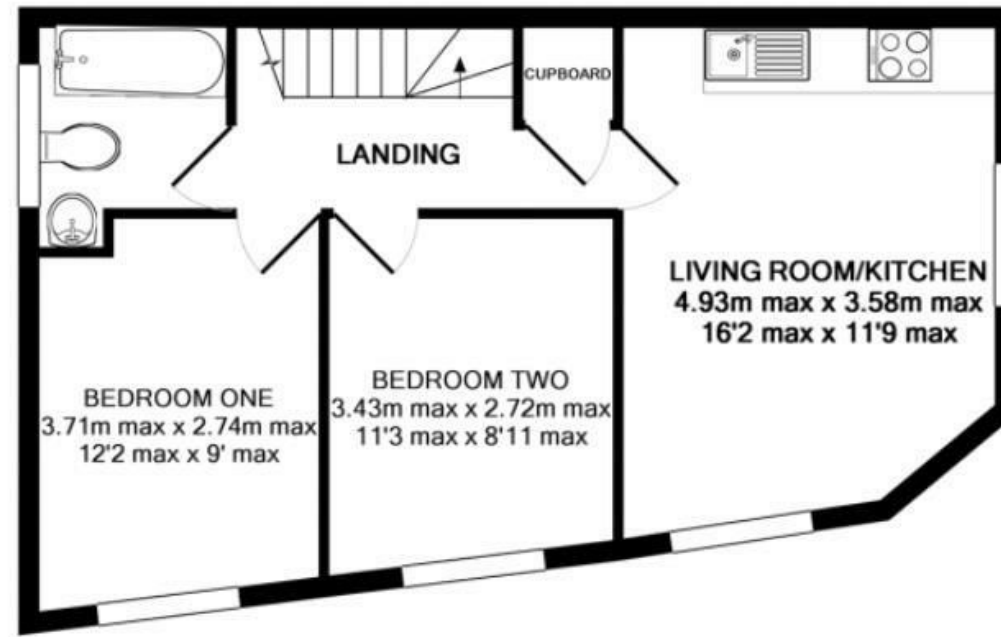
AML (Anti money laundering)

"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"

Tenure: Leasehold
Council Tax Band: A



GROUND FLOOR
APPROX. FLOOR
AREA 9.4 SQ.M.
(101 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 45.2 SQ.M.
(487 SQ.FT.)

TOTAL APPROX. FLOOR AREA 54.6 SQ.M. (588 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- Fabulous 2 double bedroom first floor apartment
- Shared enclosed garden with one other apartment
- Spacious, light and airy accommodation
- Superb first time buyer home!
- Offers lots of character and style
- Modern white fitted bathroom
- Gas central heating via a combi boiler
- Generous lounge/kitchen/dining room
- Great access to bus routes and cycle track
- Internal viewing highly recommended

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.