



Lawn Road,
Bristol,
BS16 5BL

£235,000

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Hunters Estate Agents - Fishponds Office are delighted to offer this stunning top floor purpose built apartment within a lovely setting. close to Fishponds' shops and services. This superb 2 bedroom apartment has been the subject of thorough and tasteful refurbishments and modernisation to form a home ideally suited to professionals and first time buyers. The property features many highlights and benefits to include a stylish Kitchen/Dining room with built-in appliances, a luxury shower room, UPvc double glazing. Further benefits include a Garage and communal gardens. The property benefits from tasteful decorations throughout. Hunters Exclusive - recommended viewing.



Communal entrance door, hall and stairs leading to upper floors.

Private entrance door into flat 11.

PRIVATE HALL

Feature laminate wood grain effect floor, concealed ceiling spotlights, entry phone handset.

LOUNGE 13'5" x 12'4"

Concealed ceiling spotlights, radiator, UPVC double glazed window to front with pleasant elevated outlook.

KITCHEN/DINING ROOM 12'5" x 10'1"

Fitted with a stunning range of contemporary matt slate effect wall, floor and drawer storage cupboards to incorporate a built in double oven, microwave glass topped induction hob and extractor fan oven, fridge/freezer, dishwasher and washing machine, UPVC double glazed window with elevated outlook onto the rear communal garden, marble effect working surfaces, radiator, feature laminate wood grain effect floor, single drainer stainless steel sink unit, under cupboard lighting.

BEDROOM 1 13'4" x 8'11"

UPVC double glazed window to rear with a lovely outlook onto the communal gardens and beyond, radiator, concealed ceiling spotlights.

BEDROOM 2 13'5" x 12'0"

UPVC double glazed window to front, radiator, concealed ceiling spotlights.

SHOWER ROOM (FORMER BATHROOM) 9'10" x 6'5"

Luxuriously appointed with a white suite of large walk-in enclosure with a fitted Triton shower over and screen alongside, vanity wash basin with twin cupboards beneath, fully tiled walls and floor, heated towel rail and radiator, low level WC, UPVC double glazed window to rear, cupboard containing an Ariston domestic hot water heater and electric fuse box.

EXTERIOR

The property benefits from maintained landscaped gardens on two sides of the property with open well maintained lawns established trees, various beds and borders with established roses.

GARAGE

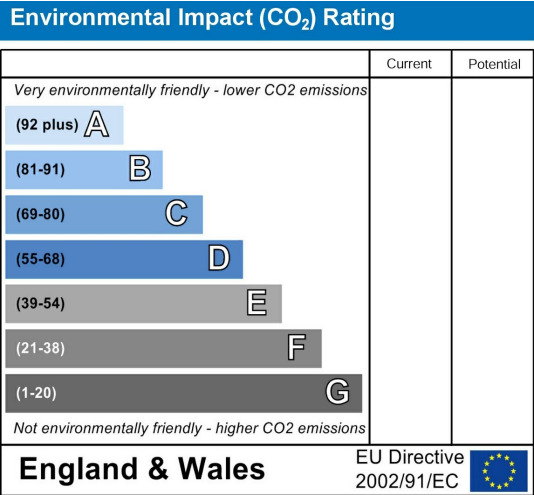
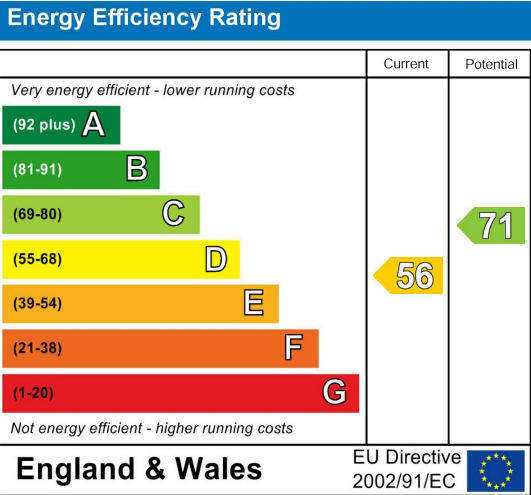
The property benefits from the ownership of a garage within a nearby block.

TENURE

Understood to be the remainder of a 999 year lease with approximately 970 years remaining. The development is managed by Hillcrest Management Company. There is a service charge currently in the region of £1300 per annum payable by the property owner alongside an annual ground rent thought to be in the region of £100 per annum.

Tenure: Leasehold
Council Tax Band: B

- Superb top floor purpose built apartment
- Recently refurbished and modernised throughout
- Lovely position just off Lawn Road
- Stunning newly fitted Kitchen/Dining room
- Spacious and tastefully presented accommodation throughout
- GARAGE and communal gardens
- Walking distance from Fishponds High Street shops and cafes
- Ideal choice for professionals and first time buyers
- 2 generous bedrooms and stylish Shower room
- Hunters Exclusive - recommended viewing



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.