







Flat 12, 2 Chapel Road, Fishponds
Bristol, BS16 2GL

£215,000

HUNTERS®
HERE TO GET *you* THERE

- Stunning period converted apartment
- Spacious double bedroom with bespoke fitted wardrobes
- Within walking distance to Fishponds high street
- Off street parking space
- Generous open plan lounge/dining/kitchen
- Contemporary and modern design
- Exclusive and attractive development
- Stylish and luxury appointed bathroom
- Superb first time buyer home
- Gas central heating

Nestled in the vibrant area of Fishponds, Bristol, this charming flat on Chapel Road offers a delightful living space perfect for individuals or couples seeking comfort and convenience. The property features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere. The bedroom is thoughtfully designed, providing a peaceful retreat for rest and relaxation. The flat also includes a modern bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the allocated parking space, a rare find in such a bustling area, making it easy for you to come and go as you please. The flat is situated in a location that boasts excellent local amenities, including shops, parks, and transport links, making it an ideal choice for those who appreciate both tranquillity and accessibility.

With a lease of 146 years remaining, this property offers long-term security for its future owner. The annual service charge, which encompasses buildings insurance and ground rent, is £1,209.95, per year with half paid 6 monthly. This ensures that the property is well-maintained and that you can enjoy a hassle-free living experience.

In summary, this flat on Chapel Road presents an excellent opportunity for anyone looking to settle in a lively community while enjoying the comforts of a well-appointed home. Don’t miss the chance to make this delightful property your own.





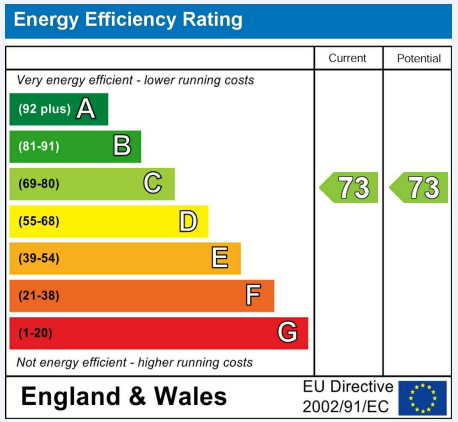

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ENERGY PERFORMANCE CERTIFICATE

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.



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.

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.

Viewing

Please contact our Hunters Fishponds Office on 0117 965 3162 if you wish to arrange a viewing appointment for this property or require further information.

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The Property Ombudsman