

# HUNTERS®

HERE TO GET *you* THERE



## 21 Hollybrook Park

Bristol, BS15 1ST

£165,000



Hunters are delighted to offer for sale this superb very well presented 1 double bedroom ground floor apartment set within a modern purpose built modest development having good access into Bristol centre. This fabulous home would ideally suit first time buyers with internal accommodation briefly comprising, a lounge with french doors leading into a modest kitchen, a generous double bedroom and a stylish contemporary fitted shower room. Further benefits include Upvc dg windows, electric heating and its own off street parking space directly in front of the property. An internal viewng is highly recommended!





ENTRANCE

Communal entrance door with entry phone system. Flat 21 is located on the ground floor via door into...

HALLWAY

Wall mounted electric fitted heater, cupboard housing hot water cylinder, separate built in storage cupboard.

LOUNGE/DINER 13'10" x 10'0" (4.23m x 3.06m )

UPVC double glazed French doors to front, two fitted wall mounted electric heaters, wall mounted entry phone system, opening into...

KITCHEN 8'3" x 5'11" (2.54m x 1.81m )

UPVC double glazed window to side, modern fitted base and wall units with roll top working surfaces incorporating a one and half bowl sink, fitted electric hob with oven below and extractor over, space for fridge freezer, plumbing for automatic washing machine.

BEDROOM 1 11'8" x 10'5" (3.57m x 3.20m )

UPVC double glazed window to front, wall mounted fitted electric heater.

SHOWER ROOM

Stylish and contemporary fitted with corner cubicle having overhead chrome effect fitted shower, sink into tiled work surface with chrome effect mixer tap, low level WC, wall mounted LED mirrored cabinet, decorative tiled floor and tiled throughout.

PARKING SPACE

The property benefits from having its own allocated parking space number 21 thats located directly in front of the property.

LEASE/SERVICE CHARGE

There is currently 106 years remaining on the lease. Service charge is £114 per month which includes buildings insurance, maintenance of the building, exterior and communal hallways. Ground rent payable is £200 per annum.

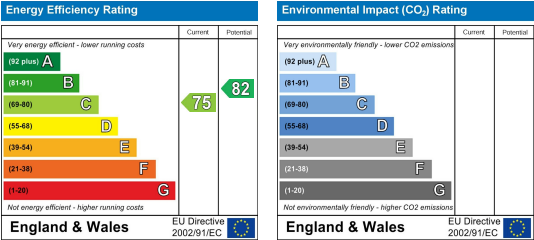
AML (Anti money laundering)

"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"

Area Map



Energy Efficiency Graph



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.