HUNTERS®

HERE TO GET *you* THERE



Manor Court, Trendlewood Park

Bristol, BS16 1SY

£220,000

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Hunters are delighted to offer for sale this well presented 2 bedroom apartment, set within the popular Trendlewood Park development, with nearby walks taking you to Eastville Park and the River Frome. This superb and well spaced property is being offered with no onward chain. Internally, the property comprises of a generous lounge/diner with sliding doors onto a balcony having stunning far reaching views. There is also a gloss fitted kitchen/breakfast room, 2 bedrooms and modern fitted bathroom. Further benefits include; night storage heating, double-glazed windows (where stated) and a single garage. The position of this fine home is well located being with easy reach to Bristol centre and the M32. We would highly recommend an internal viewing.







Entrance
Via communal entrance door with entry phone system to staircase. Entrance to the flat is via a front door leading to ...

Hallway
Wall mounted night storage heater and wall mounted entry phone system, built in cupboard with storage, separate built in cupboard housing hot water cylinder.

Lounge/Diner 15'11" x 12'11" (4.87m x 3.95m)
Wall mounted night storage heater, electric feature fireplace with mantle surround, space and area of dining table and chairs, UPVC double glazed sliding doors to front with stunning open far reaching views onto the balcony. The balcony area has space for seating with pleasant and superb far reaching views onto open green space.

Kitchen/Breakfast Room 12'0" x 7'9" (3.67m x 2.37m)
UPVC double glazed window to front with lovely far reaching views. A modern gloss fitted kitchen with a good range of base and wall units with tiled splash back, rolled top working surfaces incorporating a one and a quarter bowl sink, space for cooker, plumbing for automatic washing machine, wood grain effect fitted laminate flooring.

Bedroom 1 10'11" x 10'1" (3.33m x 3.08m)
Wall mounted night storage heater, window to rear.

Bedroom 2 10'3" x 6'4" (3.14m x 1.95m)
Window to rear, wall mounted night storage heater.

Bathroom
Comprising of modern suite with tiled paneled bath with overhead electric shower, pedestal wash hand basin, low level w.c. tiled throughout.

Exterior
This property benefits from having its own single garage located at the bottom of the building for flat 9.

Leasehold Information
Understood to have the remainder of a 125 year lease dated 24th November 1982 with approximately 81 years remaining. There is a service charge payable currently in the order of £1,185.68 per annum, inclusive of ground rent of £10 per annum, payable to Sovereign Network Group.

AML (Anti money laundering checks)
‘’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’’

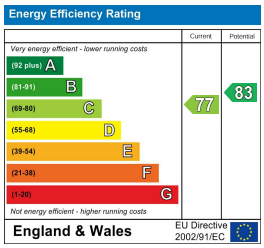
Area Map

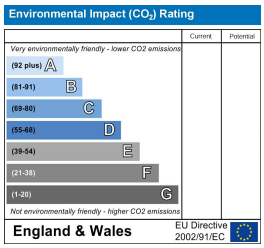






Energy Efficiency Graph





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.

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