

HUNTERS[®]

HERE TO GET *you* THERE



10 Atlas Close

Bristol, Bristol, BS57XS

£195,000



Superb Garden Flat!.. Hunters are delighted to offer for sale this lovely well decorated modern 1 double bedroom ground floor garden flat located in a nice cul-de-sac position. This spacious and well maintained apartment would make a fantastic first time buyer home. Internally you will find a generous lounge with dining area, a modern fitted kitchen, a good size double bedroom with views onto your rear garden, and a white fitted bathroom suite. Further benefits include, UPVC double glazed windows, gas central heating, an allocated parking space and a good size rear garden with pedestrian rear access. The location of this fine property acquires great access into Bristol Centre and is within easy reach to local high streets offering many shops. Internal viewing is well recommended.



Entrance

Via a paneled door to inner porch with glazed paneled door into

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Lounge/Diner 12'0" x 11'3" x 18'11" at longest point (3.66m x 3.45m x 5.79 at longest point)

L Shaped. The lounge area having UPVC double glazed window to front, fitted radiator leading through to dining area with space and area for table and chairs.

Inner Hallway

Built in storage cupboard with separate cupboard housing automatic washing machine.

Bedroom 1 10'5" x 9'3" (3.20m x 2.84m)

UPVC double glazed window to rear with pleasant outlook onto rear garden, fitted radiator, double fitted wardrobe.

Kitchen 11'7" x 6'0" (3.54m x 1.84m)

UPVC double glazed door leading to rear garden, UPVC double glazed window to rear with views onto garden. The kitchen comprising of base and wall fitted units with tiled splash back and rolled top working surfaces incorporating a single bowl sink, space for cooker and fridge/freezer, fitted radiator, extra work surface to one side.

Bathroom

A modern white suite comprising of a paneled bath with overhead shower, sink into storage unit with cupboard below, low level w.c. partly tiled throughout.

Exterior

To the front has an allocated off street parking space. To the rear has a generous enclosed garden with lap wood fenced borders with paved patio adjoining the property with the remainder laid to chippings, timber shed, pedestrian rear access via a gate

Tenure

Understood to be the remainder of a 140 year old lease. There is no ground rent or maintenance charges.

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"

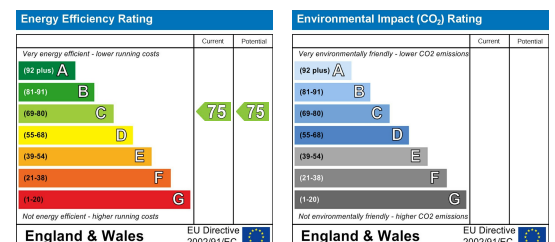
Area Map



Floor Plans



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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