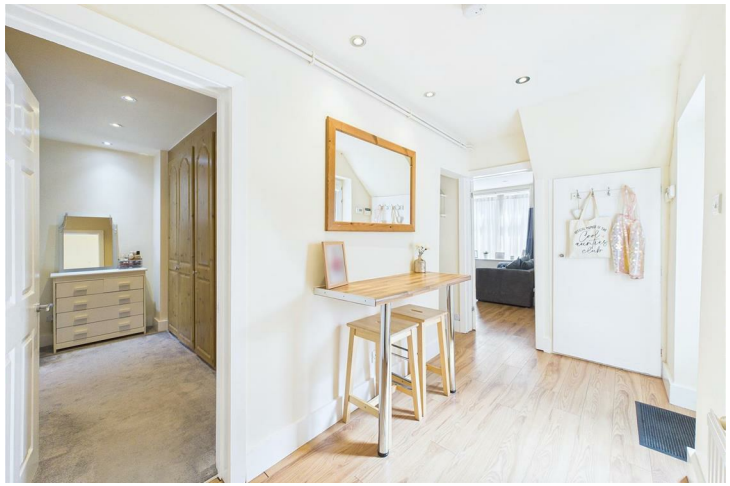
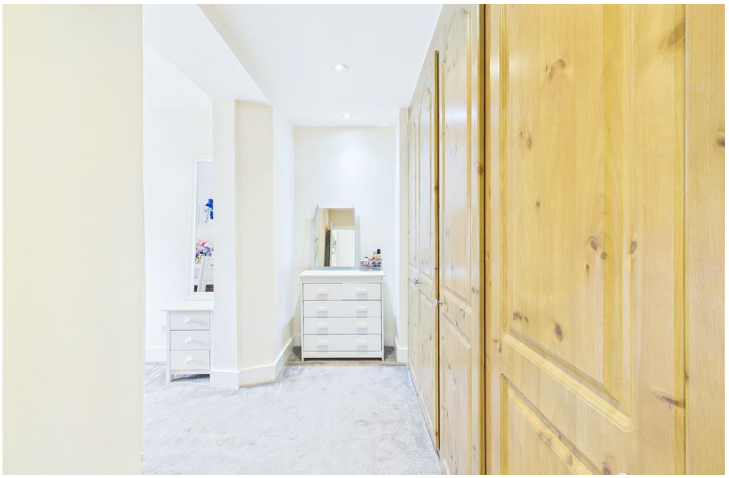
Mayfield Park North Bristol BS16 3NJ | **£210,000**

marktempler
RESIDENTIAL SALES





Property Type
Garden Flat

How Big
549.00 sq ft

Bedrooms
1

Reception Rooms
1

Bathrooms
1

Warmth
Gas Central Heating

Parking
Allocated Space To Rear

Outside
Rear Garden

EPC Rating
C

Council Tax Band
A

Construction
Standard

Tenure
Leasehold

Situated in the popular Fishponds area, this well-presented ground floor garden flat enjoys an excellent location close to the Bristol to Bath Cycle Path, Fishponds and Staple Hill High Streets, and offers convenient access to the Bristol Ring Road and M32 motorway. Ideally suited to first-time buyers, the property combines bright accommodation with the rare benefit of private outdoor space.

A central entrance hall with two useful storage cupboards leads through to a bright front-facing living room, creating a welcoming space to relax. The generous double bedroom benefits from an extensive range of built-in wardrobes, while the modern shower room is well appointed and stylishly finished. The kitchen offers excellent storage, space for appliances and direct access to the rear garden, making it both practical and ideal for everyday living.

Outside, the property enjoys a secluded private garden, predominantly laid to lawn with a patio seating area and useful side access, providing an attractive extension to the living accommodation. Allocated parking is located to the rear of the property for added convenience.

Offering light-filled accommodation, private gardens and an excellent location, this is an ideal starter home or first step onto the property ladder.

A bright ground floor garden flat with private outdoor space, modern interiors and allocated parking, ideally located for first-time buyers.

HOW TO BUY THIS PROPERTY

To proceed with a purchase, we require the following:

Proof of Identification - Please note there is a £24 (inc. VAT) fee for the Proof of Identification check. This requires your full name, date of birth, and residential address history for the past three years. Alternatively, there is no cost should you wish to visit our office in person and provide original identification documents.

Proof of Funding - For a mortgage: an up-to-date agreement in principle and a savings statement for the balance. For cash: an official statement showing the required funds.

Proof of Chain - If selling through another agent, provide their details and linked transactions.

These requirements are largely legal obligations. We may share this information with the vendor and relevant parties to help present your offer positively and ensure a speedy response.

We also work with trusted professionals to enhance your moving process. If you choose to use their services, we may receive referral fees: **Star Legal**: £225 + VAT **M C Hullah and Co**: £225 + VAT **Thomas Legal**: £225 + VAT **Birkett Building Consultancy**: 12.5% of net commission **The Mortgage Centre**: 20% of net commission. All referral fees are included in any quotes provided, and there's no obligation to use these services.

Material Information

UTILITIES
Mains electric, gas, water and drainage.

BROADBAND AND MOBILE COVERAGE
Ultrafast broadband available with highest available download speed 10000 Mbps and highest available upload speed 10000 Mbps.
Mobile coverage is good outdoor and in-home. Subject to your network.

This information has either been sourced via the sellers of the property or checker.ofcom.org.uk and is accurate to the best of knowledge.

LEASE INFORMATION
999 year lease from 1986.
Service Charge: No service monthly charge, maintenance actioned as needed. Cost of annual Buildings Insurance shared with neighbour.
The lease permits letting.

This information has been supplied by the vendor at the time of marketing and is correct to the best of our knowledge. We would recommend that any interested party seeks verification of this information from their solicitor prior to purchase.

DISCLAIMER
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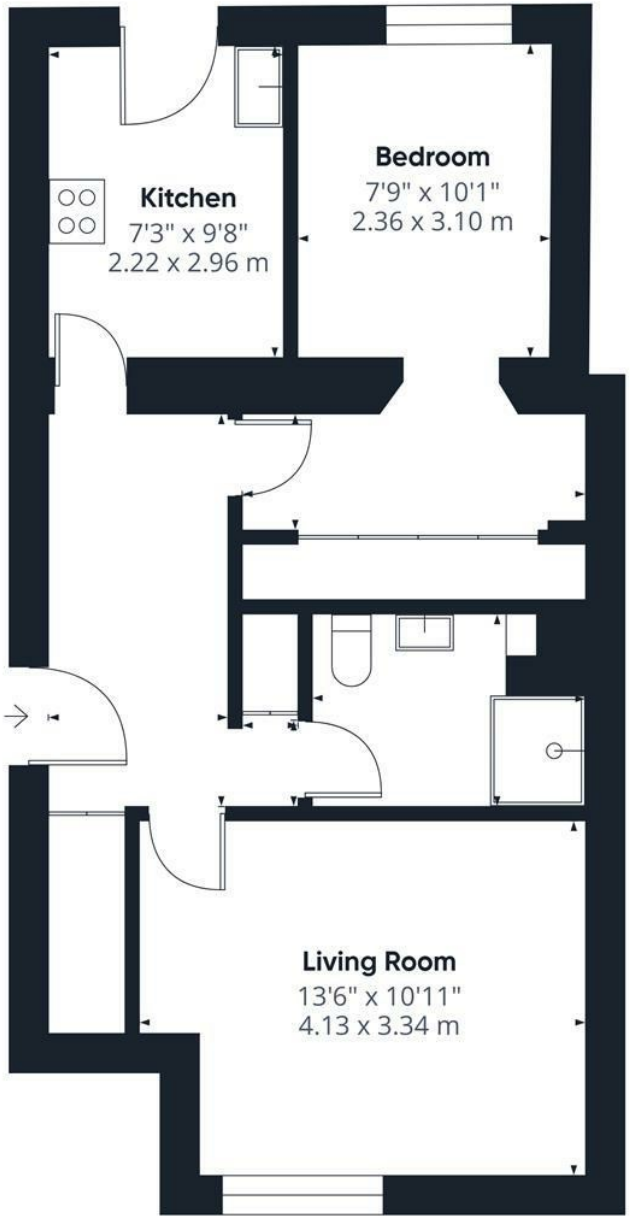

The Property Ombudsman

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