

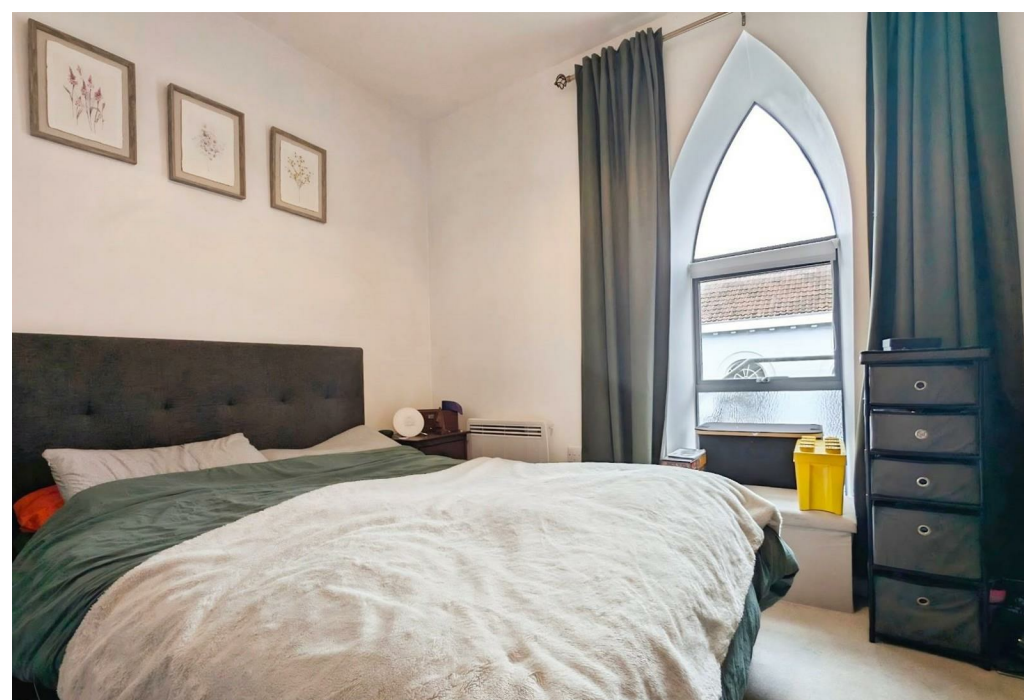
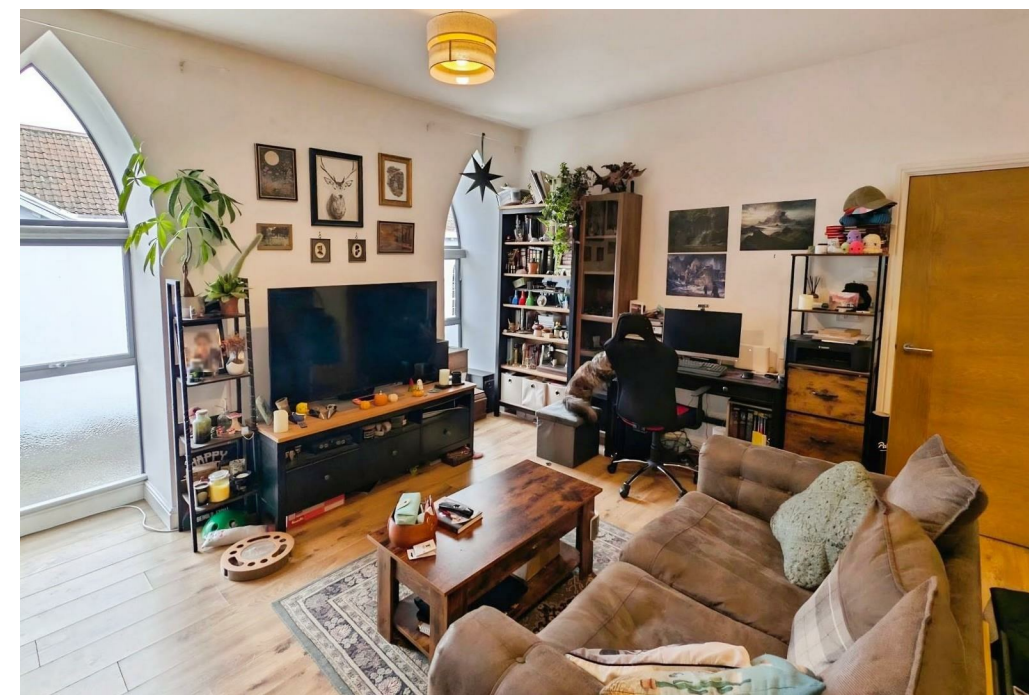


Fishponds Road,
Bristol,
BS16 3BG

£192,500



Nestled in the vibrant area of Fishponds, Bristol, this stunning chapel apartment conversion offers a unique blend of modern living and characterful design. Situated prominently on Fishponds Road, residents will find themselves surrounded by a lively array of cafes and restaurants, making it an ideal location for those who enjoy a bustling community atmosphere. This modern flat features one spacious reception room that seamlessly integrates with the open-plan lounge, kitchen, and dining area, creating a perfect space for entertaining or relaxing after a long day. The impressive style of the apartment is complemented by its character features, which add a touch of charm to the contemporary design. The property boasts one well-appointed bedroom and a luxurious bathroom, making it suitable for professionals and first-time buyers alike. With excellent public transport links and convenient shopping opportunities nearby, this apartment is not only stylish but also practical for everyday living. Whether you are looking to make your first step onto the property ladder or seeking a chic urban retreat, this flat on Fishponds Road presents an exceptional opportunity. Experience the perfect blend of modern convenience and historical charm in this exclusive Hunters property.



ENTRANCE

Communal entrance via side steps up to communal double glazed door with an intercom system to gain entry into...

COMMUNAL HALLWAY

Letter box and stairs to the second floor. Flat 1 can be found on the first level.

FLAT ENTRANCE

Via modern and stylish solid wood door into...

HALLWAY

The comfortable entrance area provides space for coat hanging and shoe storage, with ample room for a bookcase and displaying pictures. Modern wood grain effect laminate flooring, intercom answering system with camera, fitted electric heater.

UTILITY

Built in storage cupboard housing hot water tank, space and plumbing for a washing machine/washer dryer with space to store clothes airer and vacuum cleaner.

BEDROOM 12'2" x 9'4"

Large and bright double bedroom, electric wall mounted heater and the room features the original arch shaped frame window with double glazing made to fit.

SHOWER ROOM

A modern suite beautifully finished with low level WC, wall mounted hand wash basin with electric light up mirror and shaving points above, large walk in shower cubicle with thermostatic mixer shower and sliding glass doors, part tiled walls and floor with modern style tiles, fitted electric chrome towel radiator and fitted electric fan.

OPEN PLAN KITCHEN/LOUNGE 18'2" x 14'2"

This is a large open space offering a grand feel with high ceilings and plenty of space. Comprising of having a seating area, dining area and kitchen, wood grain effect laminate wood flooring, two wall mounted electric heaters, two large original arch shaped double glazed windows to the front. The kitchen space includes various modern fitted wall and base units with rolled top laminate work surfaces incorporating a 1.5 stainless steel bowl sink with drainer and a chrome mixer tap, integrated dishwasher, fitted electric oven with hob and stylish extractor hood above, under wall cabinet lighting and space for a integral tower fridge/freezer.

GROUND FLOOR EXTERIOR

Communal bin store, bike storage, car park for other flats. Please note this flat does not have an allocated parking space. Large open area at the front of the building for communal use mostly laid to stone chip gravel.

PARKING

Whilst the property does not benefit from having any on site parking. There is a free (non permit) residential parking nearby which is in very close proximity to the flat making it easy to access the property at any time of the day.

TENURE

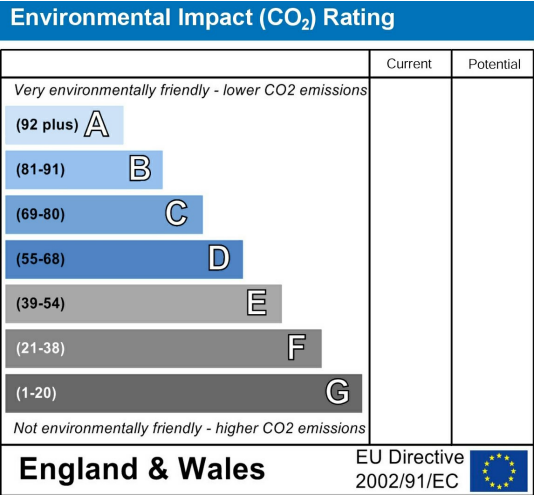
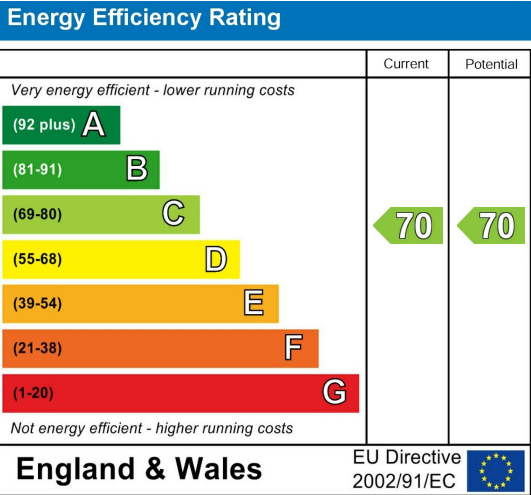
There is a remainder of a 250 years lease staring from 1st Jan 2017. There is a current Service/Maintenance charge payable of £773.28 every 6 months. This is paid to cover communal electricity, communal cleaning, management fees, window cleaning, buildings insurance, general maintenance and reserve fund. There is a ground rent charge payable of £87.50 every 6 months. The current management company responsible for the property is HML Group.

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"

Tenure: Leasehold
Council Tax Band: B

- First Floor
- Modern Development
- Open Plan Kitchen/Lounge/Diner
- Easy Access To Local Transport
- Attractive Stone, Period Style Building
- One Spacious Bedroom
- Spacious Accommodation
- Set Within The Heart of Fishponds
- Close to Bristol and Bath Cycle Path
- Viewing Recommended



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.