HUNTERS®

HERE TO GET *you* THERE

New Station Road

Bristol, BS16 3RT

Offers In The Region Of £100,000

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Nestled in the heart of Bristol on New Station Road, this modern top-floor retirement apartment offers a delightful living experience tailored for those seeking comfort and convenience. With one well-proportioned bedroom and a thoughtfully designed shower room, this property is ideal for individuals looking to downsize without compromising on space. The apartment boasts a spacious reception room, perfect for relaxation or entertaining guests. Residents will appreciate the lovely setting, surrounded by beautifully landscaped communal gardens that provide a serene atmosphere for leisurely strolls or quiet contemplation. Convenience is at your doorstep, as the property is situated close to Fishponds high street, where a variety of shops and services are readily available. This prime location ensures that all your daily needs are easily met, enhancing your lifestyle in this vibrant community. The apartment complex offers superb facilities, including a welcoming communal lounge where residents can socialise and engage in activities, as well as a laundry area for added convenience. This property is competitively priced, making it an excellent opportunity for a quick sale. We highly recommend viewing this retirement apartment to fully appreciate its many benefits and the lifestyle it offers.

Entrance
Communal entrance door with security entry system into communal hall ,lift and top floor landing. Private entrance door into Flat 58.

Hall
Access to roof space, built in cupboard with electric meters, additional cupboard with a Gledhill Pulsa Coil thermal store.

Lounge/Dining Room 23'4" x 10'8" (7.13m x 3.26m)
Dimension at the widest point. Fireplace surround with a built in electric coal effect gas fire, UPVC double glazed window with outlook onto the communal gardens, Dimplex electric night storage heater, twin multi paned doors into ...

Kitchen 7'7" x 7'0" (2.32m x 2.15m)
Dimension maximum overall. Fitted with a range of timber, wall, floor and drawer storage cupboards with stainless steel effect handles, single drainer stainless sink unit, built in oven, inset electric hob and extractor above, vinyl l floor covering splash back tiling, space for fridge and separate freezer, UPVC double glazed window to exterior, Dimplex fan heater, single drainer stainless sink unit.

Bedroom 1 15'7" x 9'1" (4.77m x 2.78m)
Dimension maximum overall to include a range of bedroom furniture to include wardrobes, bedside cabinets and dressing table/drawers, UPVC double glazed window with outlook onto the commnual gardens, Dimplex electric heater.

Shower Room 6'10" x 5'6" m (2.09m x 1.69 m)
A modern suite of low level w.c. vanity wash basin and large walk in shower enclosure with a built in thermostatically controlled shower, timber grain effect floor, fully tiled walls, Dimplex electric heater, heated towel rail, fitted mirror with light over, Greenwood extractor fan.

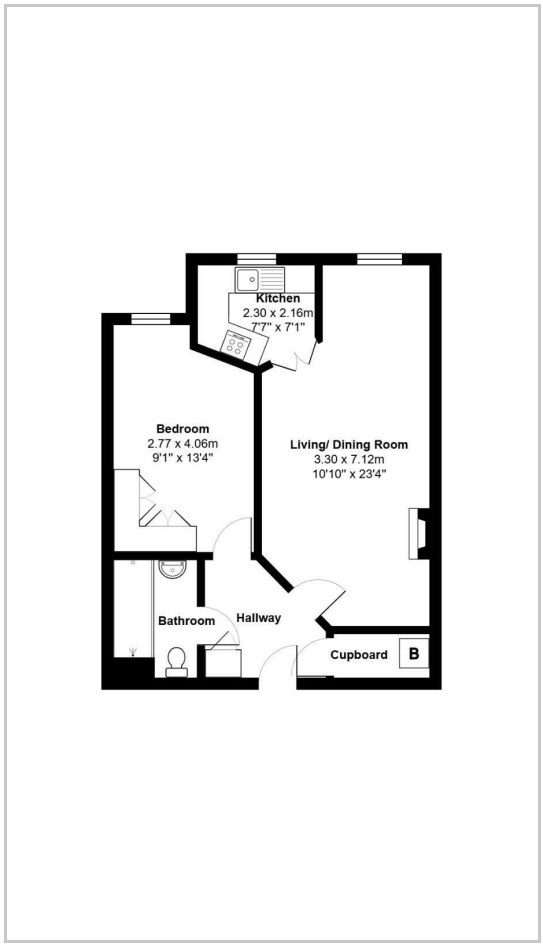
Exterior
The property benefits from extensive well maintained communal gardens. Parking in front of the main entrance.

TENURE:
Tenure - understood to be the remainder of a 125 year lease (start date 01 May 2003). Lease expiry date: 30 April 2128. There is a Ground rent payment of £365.00 per annum, payable half yearly in advance. There is a current service charge of £2,155.68 per annum, currently demanded at £179.64.

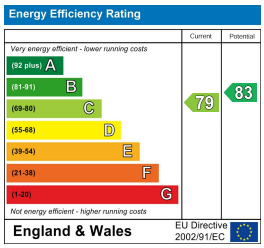
AML
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any 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’’

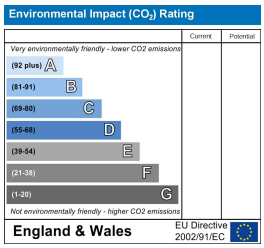
Area Map

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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