

HUNTERS[®]

HERE TO GET *you* THERE



Colstone Court, Marina Gardens

Fishponds, Bristol, BS16 3YD

£150,000



Hunters are delighted to offer for sale this 1st floor apartment set within a lovely purpose built development close to Fishponds Road. This well proportioned property is offered with vacant possession and would make a great first time buyer home. Internally the property briefly comprises a lounge/diner, kitchen, bathroom and double bedroom. Further benefits include, electric heating, dg windows, communal gardens and an off street parking space.



Entrance

Via communal entrance door with entry phone system. Flat 5 can be located on the first floor via front door into ...

Hallway

Wall mounted night storage heater, wall mounted entry phone, built in storage cupboard.

Lounge/Diner 14'0" x 10'5" (4.28m x 3.20m)

UPVC double glazed window to front, two wall mounted night storage heaters, built in cupboard housing hot water cylinder.

Kitchen 8'3" x 6'11" (2.54m x 2.12m)

UPVC double glazed window to side, the kitchen has a wide range of base and wall fitted units with tiled splash back and rolled top working surfaces incorporating a single bowl sink, space for cooker, plumbing for automatic washing machine, space for fridge freezer, built in storage area.

Bedroom 1 11'4" x 8'7" (3.47m x 2.62m)

UPVC double glazed window to front, wall mounted fitted electric heater, fitted wardrobes with cupboards above.

Bathroom

Comprising of white suite with paneled with overhead shower, pedestal wash hand basin, low level w.c.

Exterior

The property benefits and enjoys communal gardens which are maintained by the management company which are beautifully arranged with large lawned areas and attractive and mature planting.

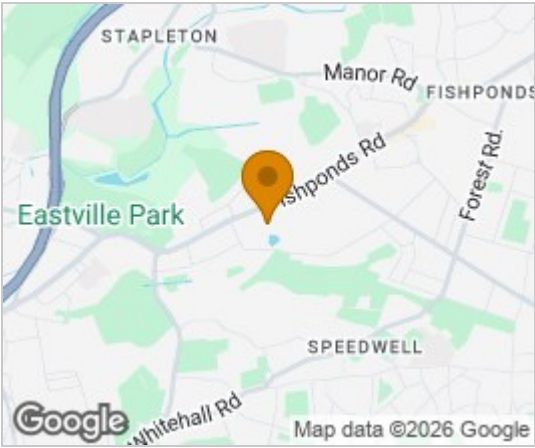
Lease Information

There is a annual service charge of £1,200.00 payable (reviewed on an annual basis) payable to Marina Gardens Management Company LTD serviced by blocksonline.co.uk. There is also a payment of £20.00 per annum for ground rent.

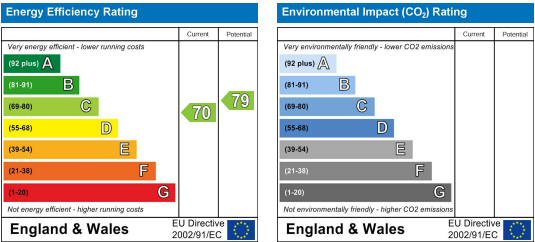
Anti Money Laundering

“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



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.