HUNTERS®

HERE TO GET *you* THERE

Flat 1, Daines Court, Marina Gardens

Fishponds, Bristol, BS16 3YE

Fixed Asking Price £165,000

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Hunters Estate Agents - Fishponds office are delighted to offer this exclusive modern purpose built ground floor apartment. Located within the favoured Marina Gardens development, within this seclude location, well connected by good public transport and nearby Bristol/Bath cycle path. This smart home is ideally suited to professionals, first time buyers and buy to let investor. Rarely available - this ground floor flat offers attractive views onto well maintained and mature communal gardens. The well presented accommodation features a generous double bedroom, stylish shower room, modern kitchen with included appliances and a spacious Lounge/Dining room, The property benefits from Electric heating, UPVC double glazing throughout and only a 5 minuet walk to the high street. Hunters Exclusive - Recommended viewing.

ENTRANCE
Communal entrance door into communal hall. Private entrance door into Flat 1.

HALL
Feature laminate wood grain effect floor, entry phone hand set, built in shelved cupboard with electric fuse box.

LOUNGE 14'0" x 10'6" (4.29m x 3.21m)
UPVC double glazed window to front with open outlook onto the communal gardens, electric panel heater, feature laminate wood grain effect floor, Dimplex electric night storage heater, built in airing cupboard with hot water cylinder.

KITCHEN 9'2" x 6'11" (2.81m x 2.12m)
Fitted with a modern contemporary range of white high gloss effect wall, floor and drawer storage cupboard with brushed steel effect handles to include an inset single bowl sink and drainer, wood block effect working surfaces, splash back tiling, slate effect floor. The kitchen includes a fitted electric cooker, with oven, fridge and freezer, washing machine, shelved alcove, UPVC double glazed window with pleasant outlook onto the communal gardens.

BEDROOM 1 (Double) 11'3" x 8'6" (3.45m x 2.61m)
Feature laminate wood grain effect floor, UPVC double glazed window with outlook onto the communal garden, electric panel heater.

BATHROOM 6'10" x 5'4" (2.09m x 1.63m)
Modern white suite of paneled bath with fitted electric shower over, low level WC and pedestal wash basin, fully tiled walls, extractor fan, tiled floor, Dimplex electric fan heater.

EXTERIOR

PARKING
The property benefits from allocated parking space D1 within a nearby designated parking area alongside additional visitors parking.

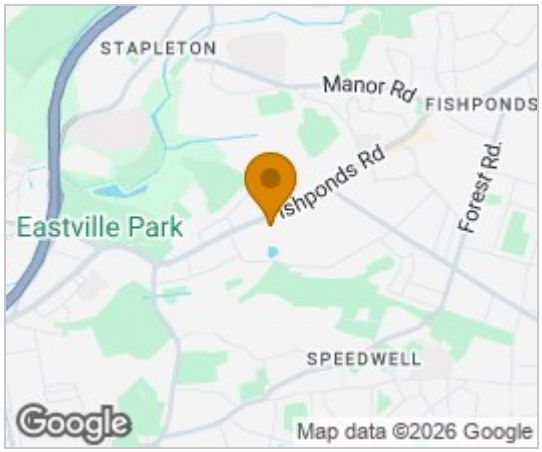
COMMUNAL GROUNDS AND GARDENS
The Marina gardens development benefits from mature and well maintained and landscaped gardens to include numerous lawned areas, rose beds and established screening on the boundaries.

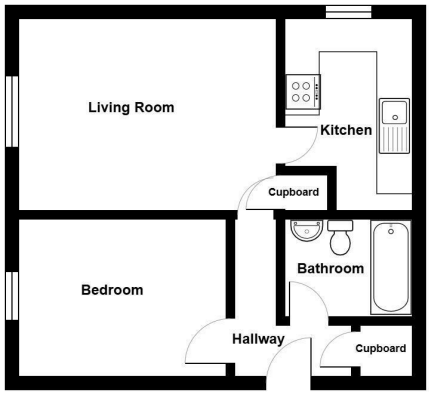
TENURE
Understood to be the remainder of a 999 year lease (966 years remaining) .

MANAGEMENT AND SERVICE CHARGES
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.

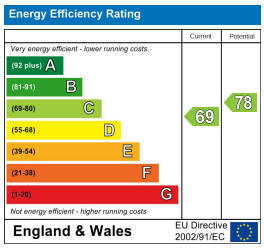
AML (Anti money laundering)
''Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete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

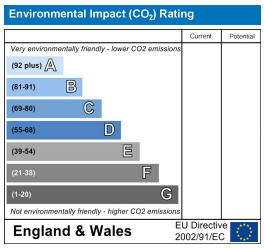
Area Map





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.

764 Fishponds Road, Fishponds, BS16 3UA
Tel: 0117 965 3162 Email: fishponds@hunters.com https://www.hunters.com