

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Ellis Court, Park Road

Kingswood, Bristol, BS15 1FR

Offers In Excess Of £210,000



Council Tax: A



# Flat 10 Ellis Court Park Road

Kingswood, Bristol, BS15 1FR

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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer a rare opportunity to acquire this beautifully presented one bedroom luxury apartment set within the stunning Grade II listed Ellis Court development, a former church tastefully converted in recent years to create exclusive residences in the heart of Kingswood.

This unique home blends striking period architecture with contemporary living, featuring impressive original features, including arched windows, high ceilings and stonework detailing, alongside high-spec modern finishes throughout.

The property offers a bright and stylish open-plan living space incorporating a lounge/dining space and a fully fitted modern kitchen with integrated appliances and matching breakfast bar, with staircase rising to an upper Mezzanine level which offers a spacious bedroom. The property is further complimented by having a modern installed bathroom with over bath shower.

The property's location combines tranquillity with excellent connectivity, offering good transport links into Bristol Centre and the amenities of Kingswood with direct secure gated access onto the High street, Offering the best of both urban convenience and suburban peace.

Externally there are well kept communal grounds to include residents parking area with allocated parking space.

## COMMUNAL ENTRANCE

The development is accessed via a security intercom entry system, stairs rising to first and second floors.

## ENTRANCE HALLWAY

Access via door with security spy hole, LED downlighters, electric heater, under stair storage cupboard housing hot water tank, LVT wood effect flooring, stairs rising to upper level, doors to living area and bathroom.

## BATHROOM

7'7" x 6'5" (2.31m x 1.96m)

White modern suite comprising: panelled bath with mains controlled shower system over, glass shower screen, vanity unit with wash hand basin inset, concealed W.C, chrome heated towel radiator, LVT wood effect flooring, LED downlighters.

## OPEN PLAN LIVING AREA

15'10" x 14'3" (4.83m x 4.34m)

Incorporating lounge/dining and kitchen.

## LOUNGE/DINING AREA

Feature cathedral-style window to rear with electric remote controlled black out blind, vaulted ceiling with Velux window and electric remote controlled blind, electric heater, LVT wood effect flooring, LED downlighters.

## KITCHEN AREA

Range of fitted contemporary 2 tone units with charcoal base units and dove grey wall units, laminate work tops incorporating a breakfast bar, composite sink bowl unit with mixer tap, built in stainless steel Samsung electric oven and induction

hob, extractor fan hood, space and plumbing for washing machine, integrated fridge and freezer, LED downlighters, LVT wood effect flooring.

## BEDROOM

15'10" (max) x 14'3" (4.83m (max) x 4.34m)

Within Mezzanine level with unique galleried style with stone archway overview to lounge/dining area, LED downlighters, spindled balustrade, electric heater.

## OUTSIDE:

Communal Grounds - The development benefits from impressive communal grounds with gravelled pathways alongside mature landscaped surroundings with lawned areas and significant mature trees.

The communal parking area benefits from a shared pod point for electrical vehicle charging. There is also a communal bike store.

## PARKING

Allocated parking space to rear.

## AGENTS NOTES

Management Company/Service Charges - There is

a service charge payable to Bath Leasehold Management of apprx £1300 for the current year (reviewed annually) as a contribution for the upkeep of the building and communal parts.

Tenure - Understood to be the remainder of a 999 year lease (Dated August 2022)

## 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.



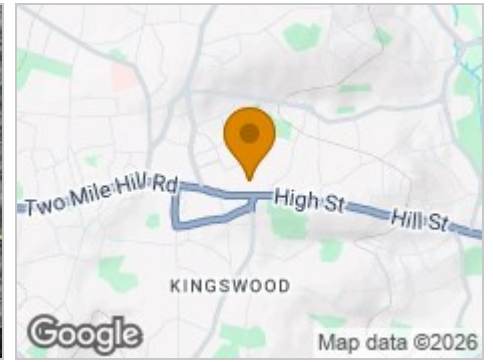
## Road Map



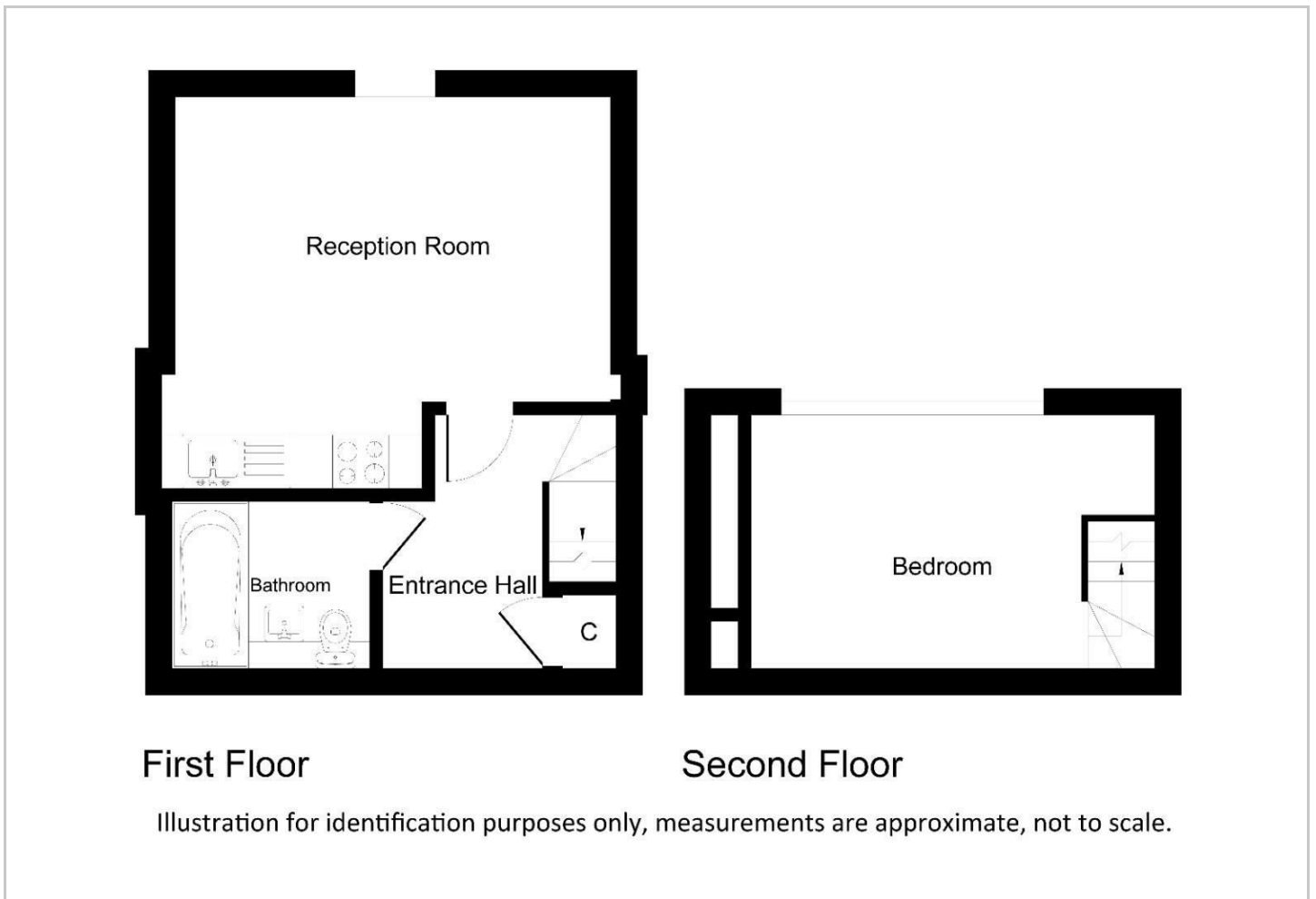
## Hybrid Map



## Terrain Map



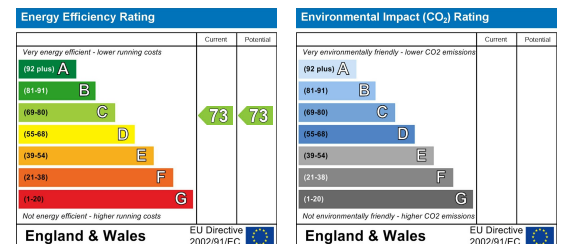
## Floor Plan



## Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

## 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.