

HUNTERS[®]

HERE TO GET *you* THERE



Berkeley Road

Staple Hill, Bristol, BS16 5JW

£150,000



Council Tax: A



Chamberlain House Berkeley Road

Staple Hill, Bristol, BS16 5JW

£150,000



DESCRIPTION

Offered with no onward chain and situated a stones throw from all of Staple Hill High Street amenities is this lovely sized first floor flat. Built as only a block of four properties, the accommodation comprises communal hallway with stairs to the flat entrance, there is hallway with storage and access to loft, double bedroom, bathroom with window and open plan lounge/kitchen area. The property is double glazed and boasts gas central heating and further benefits from a communal garden and parking space. Council Tax Band A, Energy Rating C. Annual ground rent £25, Annual maintenance fee £480.

COMMUNAL ENTRANCE

Intercom entry system, communal entrance hall, door access to rear leading out to communal garden, stairs rising to first floor.

ENTRANCE HALLWAY

Loft hatch, wood effect laminate flooring, built in storage cupboard, phone entry system, built in airing cupboard housing radiator, doors leading to: lounge/diner, bedrooms and bathroom.

LIVING ROOM/KITCHEN

18'0" x 10'1" (max) (5.49m x 3.07m (max))
Open plan living space incorporating a lounge/diner and kitchen.

LOUNGE/DINING AREA

Two UPVC double glazed windows to front, wood effect laminate flooring, double radiator, LED downlighters, TV and telephone points.

KITCHEN AREA

Range of fitted wall and base units, laminate work top, sink bowl unit, tiled splash backs, built in electric oven and ceramic hob, extractor fan hood, space for under unit fridge and washing machine,

BEDROOM

10'0" x 10'1" (3.05m x 3.07m)
UPVC double glazed window to rear, double fitted wardrobe, double radiator.

BATHROOM

Opaque UPVC double glazed window to rear, twin gripped panelled bath with electric Triton shower system over, close coupled W.C, pedestal wash hand basin, part tiled walls, radiator, extractor fan, shaver light.

OUTSIDE:

COMMUNAL GARDEN

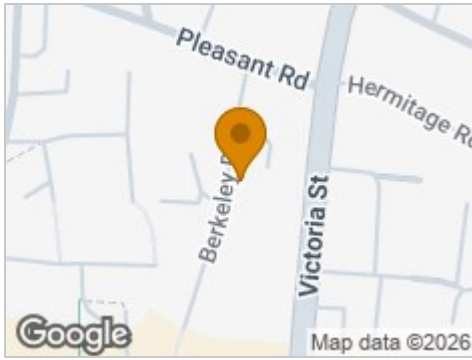
Communal garden to rear of block, laid to patio slabs with plant and shrub borders.

PARKING

Allocated parking space to side of block.



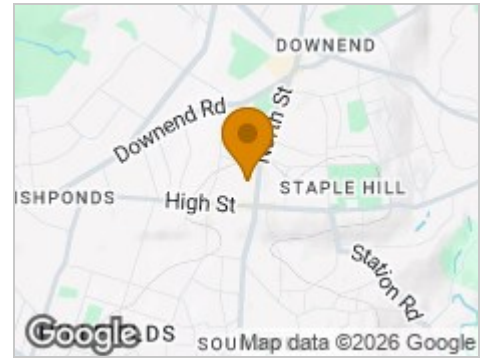
Road Map



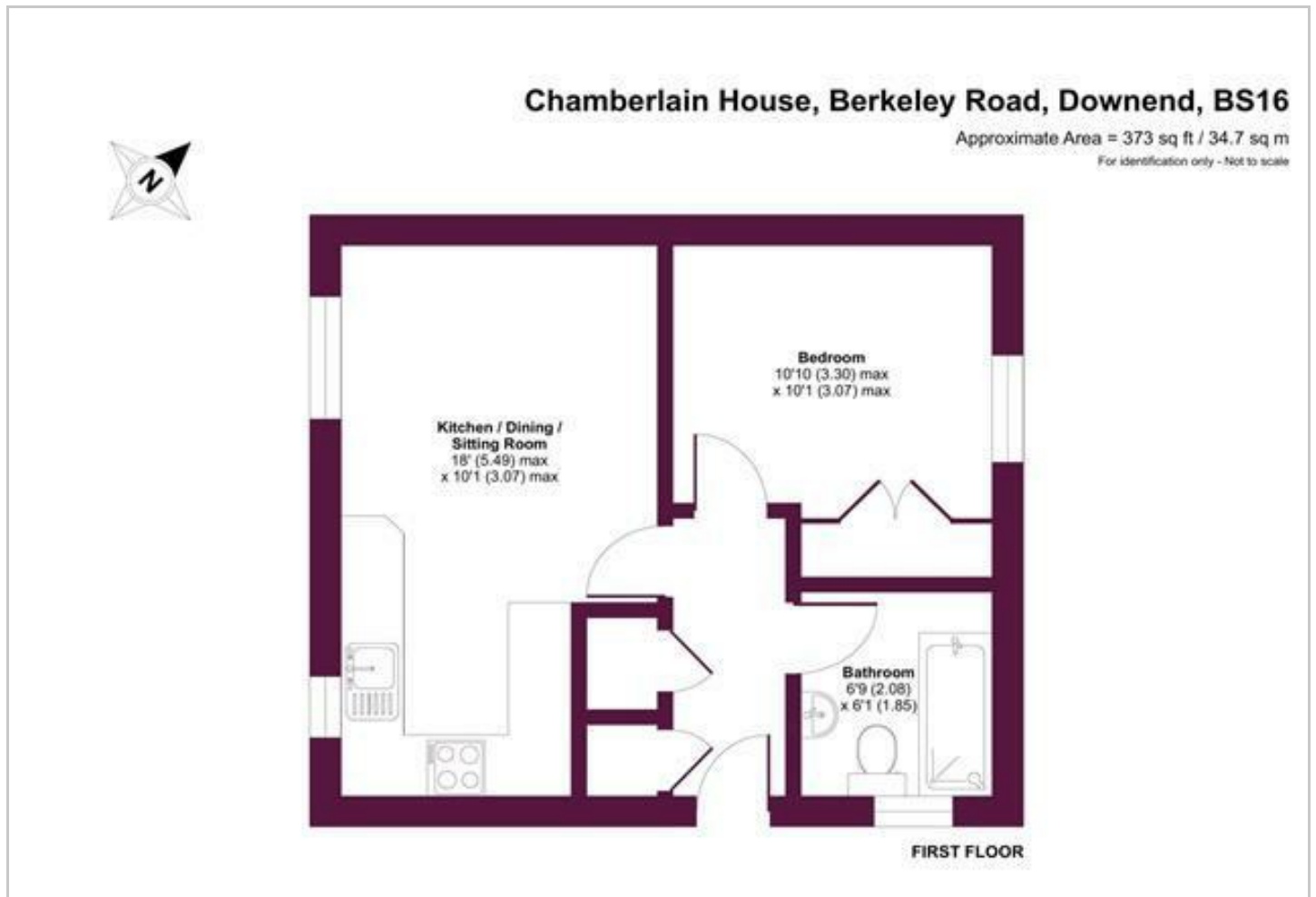
Hybrid Map



Terrain Map



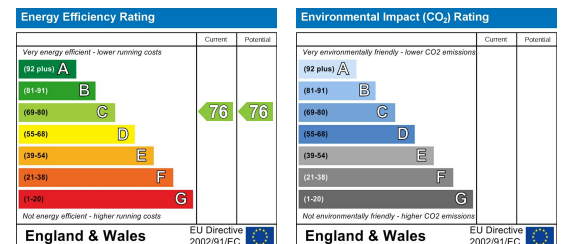
Floor Plan



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.