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Flat 2 Captains Garden, Bristol, BS16 2GX

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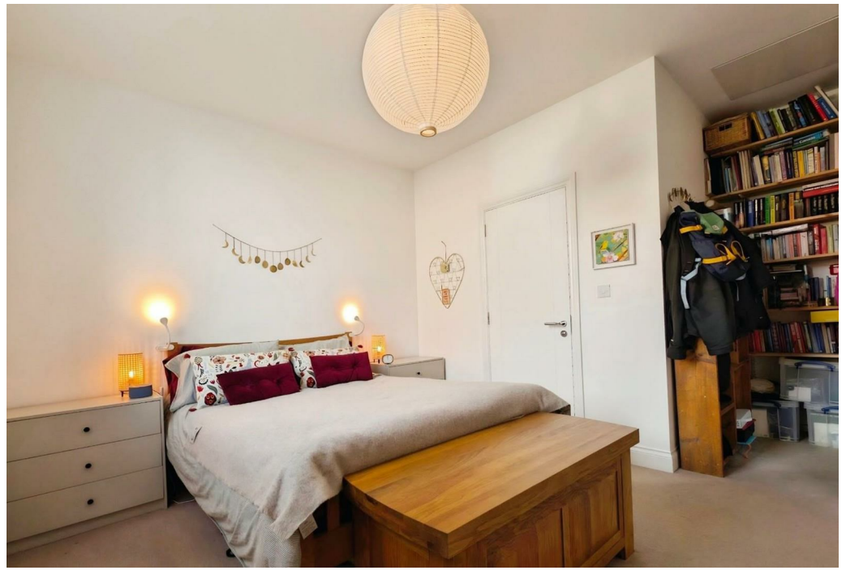
£250,000

2 2 1 B

Nestled in Blackberry Hill development in the vibrant area of Fishponds, Bristol, this exquisite flat conversion offers a unique blend of modern living and historic charm. Converted in 2021, this period property spans an impressive 753 square feet and boasts a light and airy atmosphere, almost at garden level. Upon entering, you are greeted by an exclusive private entrance that leads to an eye-catching hallway, setting the tone for the elegance that lies within. The flat features an open plan living room and kitchen, perfect for entertaining or enjoying a quiet evening at home. The impressive high ceilings and double glazing not only enhance the sense of space but also allow natural light to flood the rooms, creating a warm and inviting environment. This property comprises two well-proportioned bedrooms, one of which benefits from an en-suite shower. Outside, you will find designated parking for one vehicle, along with communal grounds. The flat is situated close to Oldbury Court Estate parkland, Snuff Mills and Eastville Park, offering a perfect escape into nature. additionally, the bustling Fishponds High Street is just a stone's throw away, providing easy access to a variety of shops, cafes, and amenities. This property is an excellent opportunity for professionals, first-time buyers, or those seeking an active retirement. With so many appealing features, it is certainly a must-see. We invite you to view this stunning flat and discover the many reasons why it could be your next home.



Ground Floor
Step entrance leading to private entrance door. Multi paned and double glazed entrance door with matching multi paned fixed windows along side into ...

Spacious L Shaped Hall
Feature laminate wood grain effect floor, radiator, built in double cupboard with a domestic hot water boiler, fitted shelves and electric meters.

Living Room/Kitchen 14'9" x 14'11"
Fitted with a range of high gloss effect wall, floor and drawer storage cupboards with attractive stainless steel effect handles, feature natural wood grain effect working surfaces and feature laminate wood grain effect floor, feature single drainer sink unit with mixer taps over, integrated appliances to include a built in oven, inset glass topped hob, extractor fan and fridge/freezer, two full ceiling height UPVC double glazed and multi pane windows to rear, two radiators.

Bedroom 1 13'3" x 10'2"
Dimension minimum overall, radiator, feature ceiling height UPVC double glazed and multi pane windows to rear, access to roof void, door into ensuite shower room, fitted alcove book shelves.

En Suite Shower Room 7'4" x 3'11"
Luxury appointed with a white suite of w.c. and wash basin, large walk in shower enclosure with an integrated shower unit, feature laminate wood grain effect floor, heated towel rail, concealed ceiling spot lights and extractor, display ledge and fitted shelves.

Bedroom 2 12'0" x 8'11"
Lovely feature arched UPVC double glazed window to front, radiator, fitted book shelves, feature laminate wood grain effect floor.

Bathroom 7'8" x 6'1"
Luxury appointed with a white suite of paneled bath with mixer shower attachments over, fitted screen along side, heated towel rail, feature laminate wood grain effect floor, stylish wall tiles, concealed ceiling spot lighting and extractor.

Exterior
The property benefits from a designated parking space directly in front of the flat entrance. Also at the back of the property is a secure bike storage unit.

Tenure
Understood to be the remainder of a 150 year lease started in 2020 providing a 145 years reamaining.

Management Service Charges
Management services are operated by Saxons Property Management Company along side Blackberry Hill residents association who has been responsible for the payment of £1200 per annum service charge to include block buildings insurance premium.

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’’

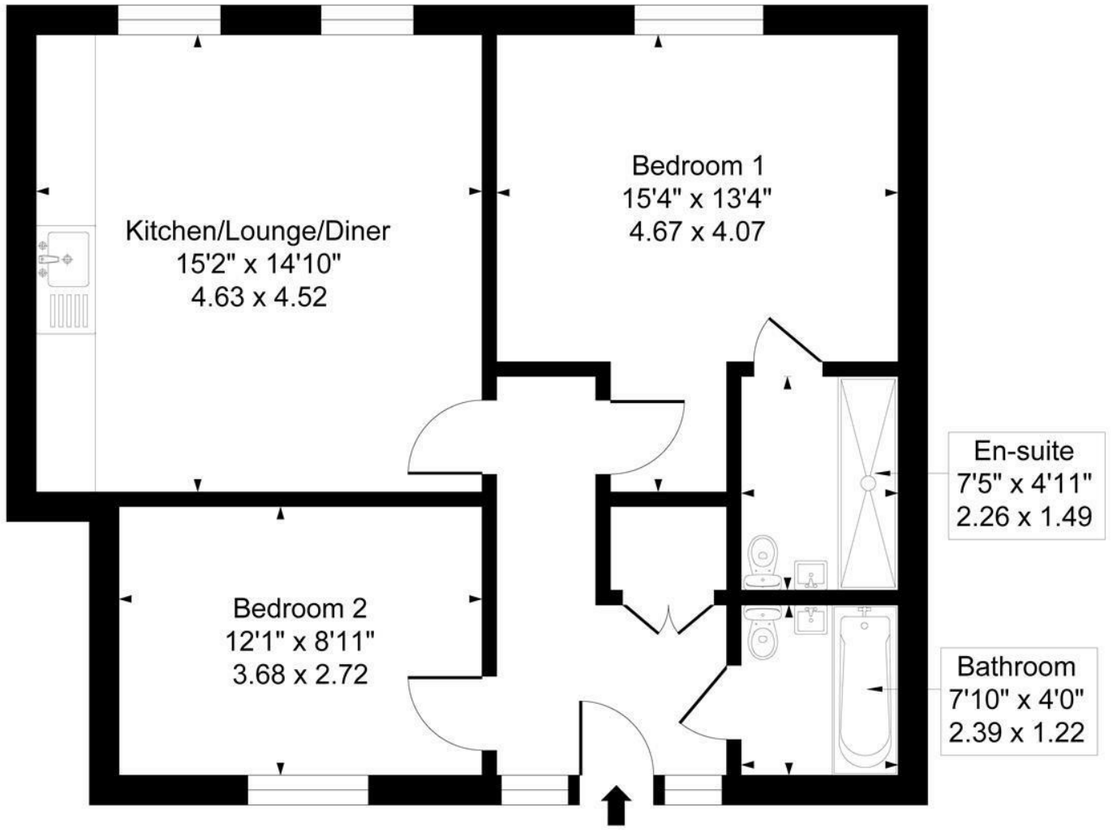
Tenure: Leasehold
Council Tax Band: C

Captains House

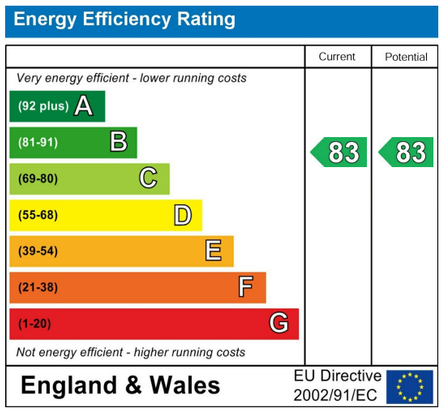
Approximate Gross Internal Area

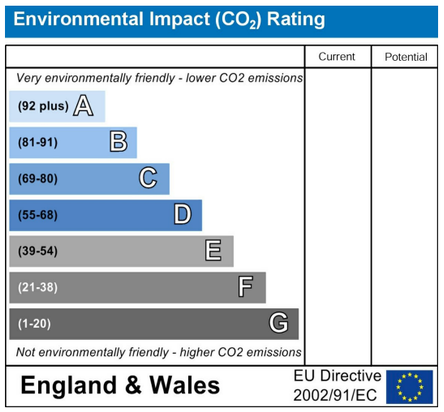
63.14 sq m / 680 sq ft

(CH = Ceiling Heights)



- Historic period conversion
- Light, garden-level apartment
- Exclusive private entrance
- High ceilings, double glazing
- Near Oldbury Court Estate
- Designated parking space
- Open-plan living/kitchen
- 2 bedrooms, 1 en-suite
- Close to Fishponds High St
- Ideal for professionals





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.

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