HUNTERS®

HERE TO GET *you* THERE



College Road

Fishponds, Bristol, BS16 2HN

£245,000

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Nestled in the charming area of Fishponds, Bristol, this beautifully presented period converted flat on College Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community.

Upon entering, you are welcomed into a spacious lounge/diner that serves as the heart of the home. This inviting space is perfect for relaxation or entertaining guests, providing a warm atmosphere that is both stylish and functional. The flat boasts a well-appointed bathroom, ensuring that your daily routines are met with ease and comfort. You will also find a well equipped modern fitted kitchen. Other benefits include your own allocated parking space and a communal garden to enjoy and relax. The location of this property is particularly appealing, as Fishponds is known for its friendly neighbourhood and excellent local amenities. Residents can enjoy a variety of shops, cafes, and parks, all within easy reach. Additionally, the area benefits from good transport links, making it simple to access the bustling city centre of Bristol and beyond.







Entrance
Via communal entrance door with entry phone system into main communal hallway. Flat 7 is located on the first floor via door into ...

Lobby
Wall mounted entry phone.

Lounge/Diner 20'6" x 10'5" (6.25m x 3.20m)
Dimension into bay. UPVC double glazed bay window to front, two fitted radiators, wood grain effect fitted laminate flooring, dining area has space for table and chairs.

Kitchen 9'0" x 5'8" (2.76m x 1.75m)
Modern shaker style kitchen with a good range of fitted base and wall units, tiled splash back incorporating a single bowl sink, fitted electric hob with oven below, extractor above, space for fridge/freezer, plumbing for automatic washing machine, wood grain effect laminate flooring, fitted radiator. Further internal hallway with wall mounted air conditioning unit, wood grain effect fitted laminate flooring, storage cupboard with space for tumble dryer.

Bedroom 1 14'5" x 8'9" (4.40m x 2.69m)
Two UPVC double glazed windows to front, built in double wardrobe, fitted radiator.

Bedroom 2 10'9" x 10'5" (3.30m x 3.20m)
UPVC double glazed window to front, built in double wardrobe, fitted radiator.

Bathroom
Luxury appointed with contemporary fitted suite with pannelled bath with chrome effect mixer taps and overhead shower which runs off of the mains system, low level w.c. wall mounted sink with chrome effect mixer taps and tiled splash back, heated towel rail, wood grain effect laminate flooring.

Exterior
To the rear has a large communal gardens which are mainly laid to lawn accessed via side. This property also benefits from having its own allocated parking space thats located to the front garden.

Lease Information
The remainder of a 999 year lease which was newly converted in 2022. Service charge £150 per month which includes source pump heating and hot water, communal areas up keep and gardens, buildings insurance and 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''

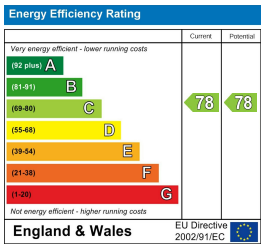
Area Map

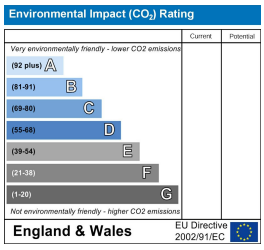






Energy Efficiency Graph





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.

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