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HERE TO GET *you* THERE

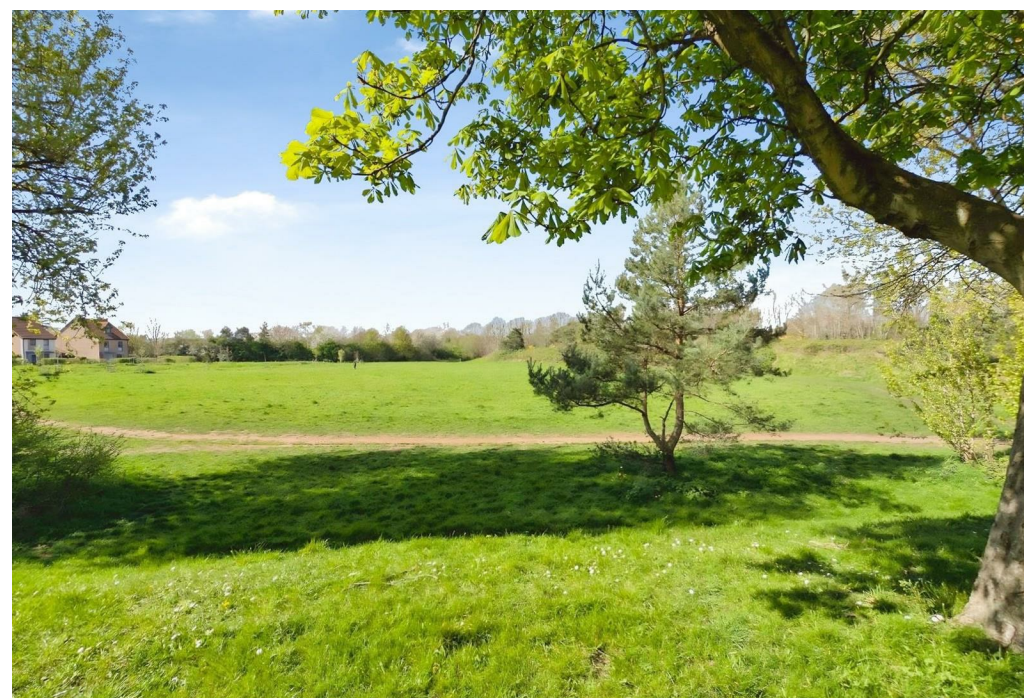
35 College Court, Glaisdale Road, Bristol, BS16 2HF

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£225,000

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Nestled on Glaisdale Road in the vibrant area of Fishponds, Bristol, this exceptional top-floor apartment offers a delightful blend of modern living and natural beauty. With two well-proportioned bedrooms and a stylish bathroom, this property is perfect for professionals and first-time buyers alike. The apartment has been thoroughly refurbished and modernised, showcasing a contemporary style that is both inviting and functional. The heart of the home is undoubtedly the high-gloss finished kitchen, which is designed for both cooking and entertaining. The spacious reception room flows seamlessly onto an impressive balcony, where you can enjoy elevated views and the serene surroundings of open green space. Situated alongside the picturesque Oldbury Court Estate park, residents can take advantage of lovely walks right on their doorstep. Additionally, the vibrant Fishponds Road high street, with its array of shops and services, is just a short stroll away, making this location both convenient and appealing. With parking available for one vehicle, this property combines practicality with charm. This eye-catching home is a rare find in a well-established and mature development, and it is highly recommended for viewing. Don't miss the opportunity to make this stylish apartment your new home.



Communal entrance door into...

Communal hall, stairs and landing leading to top floor.

Communal Landing

Private composite wood grain effect entrance door into Flat 35.

Hall

Feature laminate wood grain effect floor, electric Blyss wall heater, access to roof void.

Lounge/Dining Room 14'9" x 11'0"

Two electric Blyss heaters, UPVC double glazed sliding patio doors providing outstanding views and direct access onto the balcony.

Balcony 20'8"

Paved throughout with wrought iron hand rail, lovely far reaching views onto open green space and neighboring treeline.

Kitchen 9'0" x 6'5"

Fitted with a comprehensive range of contemporary grey high gloss finished wall, floor and drawer storage cupboards with stainless steel effect handles to incorporate a glass top hob with oven beneath, fitted extractor, single drainer stainless steel sink unit, feature working surfaces and vinyl floor covering, splash back tiling, fitted breakfast bar, space for upright fridge/freezer and washing machine, UPVC double glazed window with a lovely outlook onto the balcony and open green space and treeline beyond.

Bedroom One 11'0" x 11'5"

Feature laminate wood grain effect floor, UPVC double glazed window with pleasant open outlook, Adax electric panel heater.

Bedroom Two 8'2" x 5'7"

Feature laminate wood grain effect floor, UPVC double glazed window with pleasant open outlook, electric Blyss wall heater.

Bathroom 8'0" x 4'6"

Stylish white suite of panelled bath with fitted Triton shower and screen alongside, low level WC and pedestal wash basin, heated towel rail, splash back tiling.

Exterior

Communal Gardens

This development benefits from outstanding communal gardens with informal lawns and many mature trees extending onto open green space providing walks towards Oldbury Court Estate Parkland.

Allocated Parking Space

Flat 35 benefits from the exclusive use of a nearby parking space within the development.

Tenure

Understood to be leasehold the remainder of a 215 year lease dated 1st July 1982 subject to the payment of an annual ground rent of £10 per annum.

Management Company/Service Charge

Flat 35 is currently responsible for an annual service charge of £1622.97 as a contribution towards the upkeep of the building, block buildings insurance, garden landscaping and communal cleaning.

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"

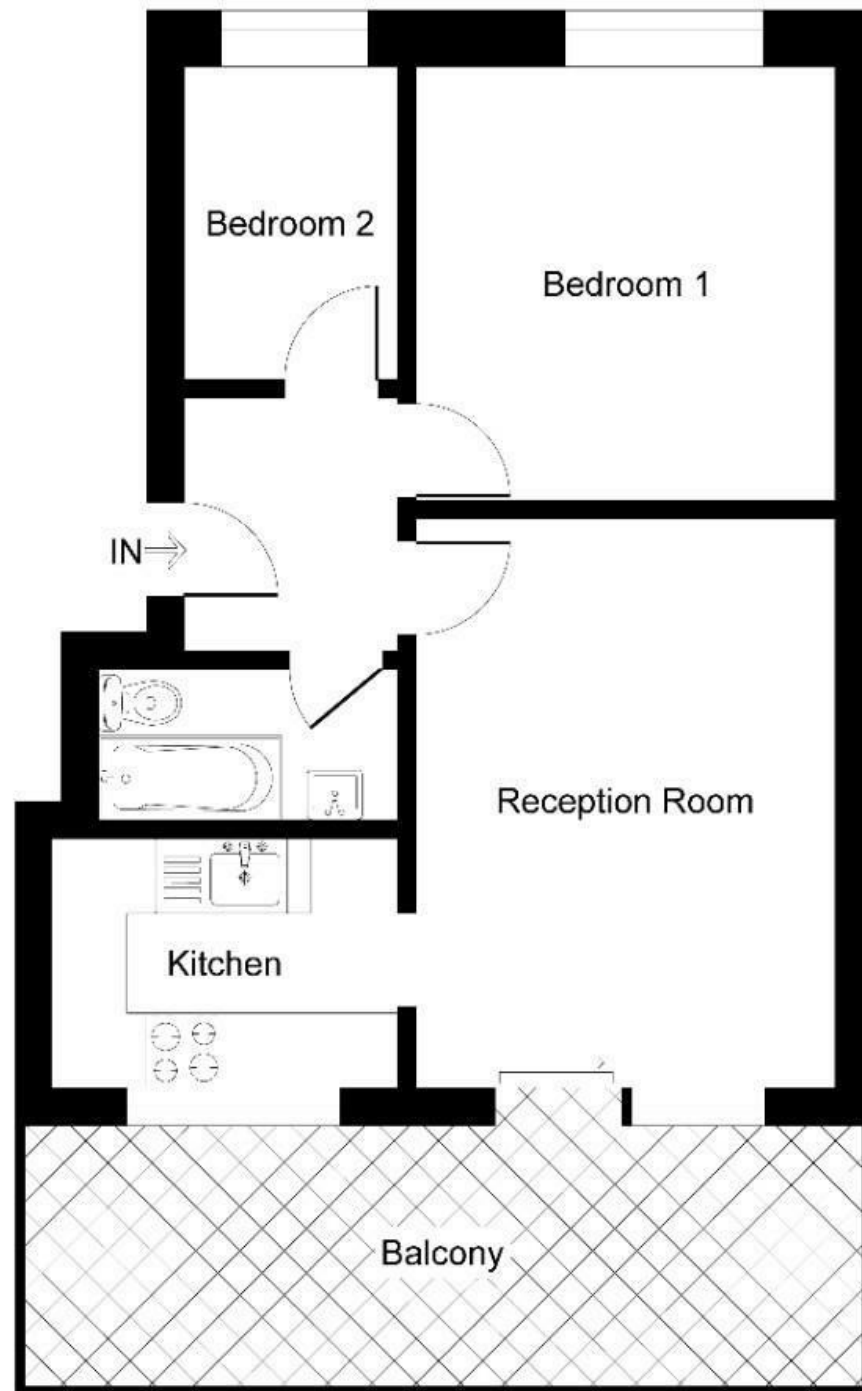


Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure: Leasehold
Council Tax Band: A

- Top floor modern apartment
- Outstanding views from balcony
- Adjacent to open green space
- Walk to Oldbury Court Estate
- Near vibrant Fishponds Road
- Spacious, well-proportioned rooms
- High gloss finished kitchen
- Modern bathroom suite
- Ideal for professionals
- Viewing highly recommended

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.