



# Marina Gardens, Bristol, BS16 3YW

£225,000



Welcome to this superior purpose-built apartment located in the desirable Marina Gardens development. This superior home constructed in the early 1980's, offers a perfect blend of contemporary style and modern living, making it an ideal choice for first-time buyers and professionals alike. The apartment boasts a stunning open plan kitchen/dining/living room, creating a spacious and inviting atmosphere for both relaxation and entertaining. With two well-proportioned bedrooms, this home provides ample space for personalisation and comfort. The feature white bathroom suite adds a touch of elegance. The apartment enjoys lovely elevated views onto surroundings from its first floor level. A further advantage is the allocated parking space. Additionally, residents can enjoy the lovely communal gardens, perfect for unwinding outdoors or socialising with neighbours. The location is particularly appealing, being close to the Bristol/Bath cycle path, which offers a scenic route for cycling enthusiasts and those who enjoy leisurely walks. This apartment is currently vacant, making it ready for you to move in without delay. We highly recommend viewing this property to fully appreciate its style and comfort. Don't miss the opportunity to make this delightful apartment your new home.



#### Communal Entrance

Communal entrance door and entry system into communal hall, stairs and first floor landing. Private entrance door into Flat 6.

#### Hall

Feature laminate wood grain effect floor, electric fuse box, entry phone handset, digital heating thermostat for under floor heating.

#### Open Plan Arranged Kitchen/Dining/Living Room 21'5" x 10'6"

Comprehensively fitted with stunning range of modern grey finished wall, floor and drawer storage cupboards with feature natural timber wood block working surfaces/breakfast bar over. Integrated appliances to include a built in oven, inset glass topped hob, extractor fan, washing machine, fridge and separate freezer, cupboard storage to include a coffee station, spice drawer, pan drawer, wine storage unit and other storage options. Feature tiled wall, fitted shelves, dual aspect UPVC double glazed windows to side and rear with lovely open outlook onto the communal grounds, feature marble fireplace surround with a free standing electric coal effect wood burning stove, feature laminate wood grain effect floor, built in sink with antique brass mixer taps over.

#### Bedroom 1 12'6" x 9'4"

Dimension minimum overall to exclude a recess with a built in triple door wardrobe, feature laminate wood grain effect floor, fitted electric heater, UPVC double glazed window with lovely outlook onto the communal gardens.

#### Bedroom 2 11'2" x 8'7"

UPVC double glazed window with elevated views onto the communal gardens below, fitted electric heater, feature laminate wood grain effect floor.

#### Bathroom 6'9" x 5'6"

Luxury appointed with a white suite of paneled bath with thermostatically controlled shower over and fitted screen along side, close coupled w.c and vanity wash basin all with feature antique brass effect fittings, feature tiled floor and matching wall tiling, under floor heating, fitted mirror light, concealed ceiling spot lights and extractor, feature natural wood block display ledge.

#### Exterior

The development benefits from well maintained and attractive communal gardens.

#### Parking

Flat 6 benefits from parking space H6 directly located in front of the development. There are also additional areas for visitor parking.

#### Tenure

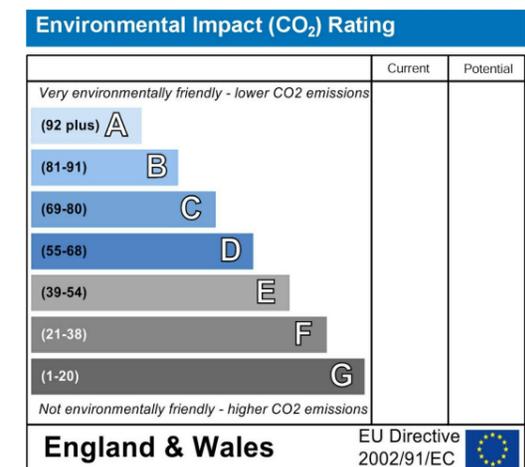
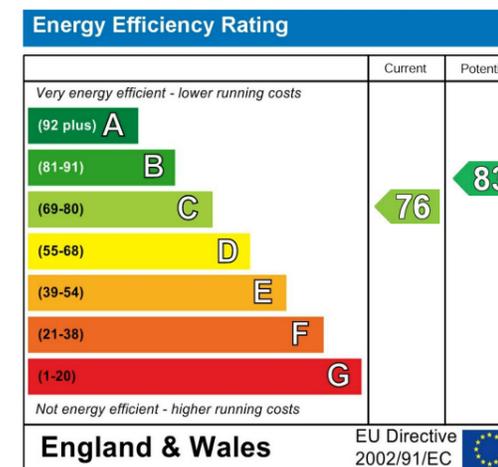
Understood to be the remainder of a 999 year lease. There is an annual service charge of £1,440 pa. to include both buildings insurance and ground rent payment. (subject to change). The development is managed by Adam Church (Hope Maddison) for management services run by the residence board of Directors.

#### 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: B

- Superior purpose-built apartment
- Stunning open-plan living area
- Perfect for first-time buyers
- Allocated parking space
- Lovely communal gardens
- Close to cycle path
- Feature white bathroom suite
- Vacant - viewing recommended
- Modern, immaculate condition
- Double glazing throughout



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.