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Captains Garden

Fishponds, Bristol, BS16 2GX

Offers In The Region Of £315,000

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Nestled in the charming area of Captains Garden, Fishponds, Bristol, this contemporary two-bedroom apartment is a delightful find for those seeking modern living. Converted with the last 4 years by Linden Homes this home combines comfort and convenience in a vibrant community.

Upon entering, you will be greeted by a spacious reception room that flows seamlessly into an open plan living, dining, and kitchen area. This design not only enhances the sense of space but also allows for an abundance of natural light to fill the home. The modern kitchen space is equipped with high-quality appliances and offers ample storage, making it a joy for any culinary enthusiast.

The apartment features two generous double bedrooms, each providing a tranquil retreat. The master bedroom boasts the luxury of an ensuite shower room, ensuring privacy and comfort, while a stylish main bathroom serves the second bedroom and guests alike, both designed with sleek fixtures that add a touch of elegance.

The location of this property is truly advantageous. Fishponds is known for its excellent local amenities, all within a short stroll. Professionals and first time buyers will appreciate the nearby Ofsted 'Good' rated schools,

Ground Floor
Secure entry phone door system into communal hall, stairs, lift and landing leading to...

Second Floor
Private entrance door into...

Spacious Hall 22'0" x 6'11" (minimum overall) (6.71m x 2.12m (minimum overall))
Video entry phone phone handset, luxury Karndean limed oak flooring, built in double cupboard with electric fuse box and Heatrae Sadia domestic hot water boiler, radiator, velux skylight with remote control.

Lounge/Dining/Kitchen 15'8" x 18'5" (4.79m x 5.63m)
Twin UPVC double glazed and multi paned windows to front, Luxury Karndean oak vinyl flooring, fitted with a stylish range of grey high gloss finished wall, floor and drawer storage cupboards with stainless steel handles to incorporate a built in oven, inset glass top induction hob, integrated dishwasher, washing machine and fridge/freezer, inset single drainer stainless steel sink unit, attractive splashback tiling, concealed ceiling spotlights, extractor, 2 radiators.

Bedroom 1 17'7" x 13'7" (5.37m x 4.15m)
Maximum overall dimension to include en suite shower room. Luxury Karndean limed oak vinyl flooring, UPVC double glazed and multi paned window to rear with elevated views, door into...

En Suite Shower Room 9'0" x 4'7" (2.75m x 1.40m)
Luxury white suite of low level WC and wash basin, attractive wall tiling, vinyl tile effect floor, concealed ceiling spotlights, extractor, large walk-in enclosure with built in thermostatically controlled shower, heated towel rail.

Bedroom 2 15'10" x 10'3" (4.83m x 3.13m)
UPVC double glazed and multi paned window to rear with elevated views, Karndean limed oak luxury vinyl flooring, radiator.

Bathroom 8'2" x 6'11" (2.50m x 2.12m)
Luxuriously appointed with a stylish white suite of low level WC, wash basin and panelled bath with shower screen and mixer shower attachment over, tile effect vinyl flooring, concealed ceiling spotlights and extractor, fitted velux ceiling window with remote control.

Exterior

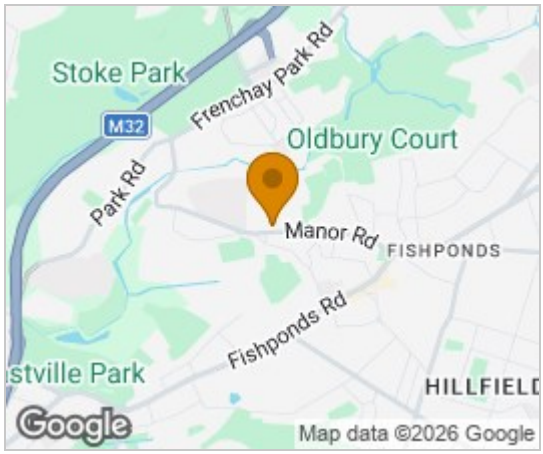
Off Street Parking Space
The property benefits from a designated parking space for one vehicle. There is also a secure bike store.

Communal Grounds
The property benefits and is surrounded by communal grounds maintained through management service charges.

Tenure
Understood to be the remainder of a 150 year lease to expire December 2169. Current service charge payable £998 per annum together with a block buildings insurance premium contribution of £901 per annum. There is no ground rent payable. There is a community maintenance charge payable of £50 per annum.

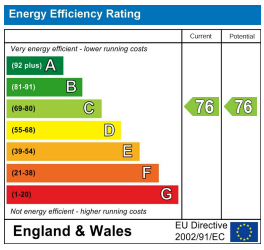
AML (Anti money laundering)
‘’Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete 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’’

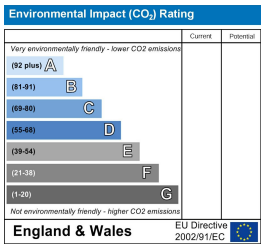
Area Map



Floor Plans

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.
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764 Fishponds Road, Fishponds, BS16 3UA
Tel: 0117 965 3162 Email: fishponds@hunters.com https://www.hunters.com