HUNTERS®

HERE TO GET *you* THERE

Star Apartments, 526 Fishponds Road

Fishponds, Bristol, BS16 3DW

Offers In The Region Of £150,000

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A modern purpose-built apartment on Fishponds Rd offers a delightful living experience. Constructed in 2005, the property boasts contemporary design and functionality, making it an ideal choice for individuals or couples seeking a comfortable home. The apartment features a well-appointed reception room, double bedroom and a modern bathroom . Residents will appreciate the ease of access to local amenities. This apartment represents an excellent opportunity for those looking to invest in a modern living space in a lively community. Hunters Exclusive - recommended viewing.

Entrance
Secure gated entrance leading to a communal entrance door, communal hall, stairs and landing leading to second floor. Private entrance door into Flat 13.

Hall
Security entry handset, feature laminate wood grain effect floor, built in double cupboard with an electric fuse box and hot water cylinder, space for washing machine, electric panel heater.

Lounge 13'11" x .11'1" (4.26m x .3.38m)
Dimension minimum overall. Feature laminate wood grain effect floor, electric panel heater, UPVC double glazed sliding doors opening onto a Juliet balcony, far reaching views, wide opening into...

Kitchen 6'11" x 6'6" (2.12m x 2.00m)
Fitted with a comprehensive range of modern white finished wall, floor and drawer storage cupboards to incorporate a built in fridge and freezer, inset glass topped hob, oven and integrated dishwasher, glass splash back panels, rolled edged working surfaces, tiled floor, single drainer stainless steel sink unit, concealed ceiling spot lights and extractor fan.

Bedroom 1 13'6" x 8'7" (4.14m x 2.64m)
UPVC double glazed window to rear with far reaching views, electric panel heater.

Bathroom 7'4" x 5'6" (2.25m x 1.69m)
Luxury appointed with white suite of paneled bath with fitted shower screen along side and built in thermostatically controlled shower, low level w.c. and pedestal wash hand basin, attractive wall and floor tiling, heated towel, large inset mirror, concealed ceiling spot lights and extractor.

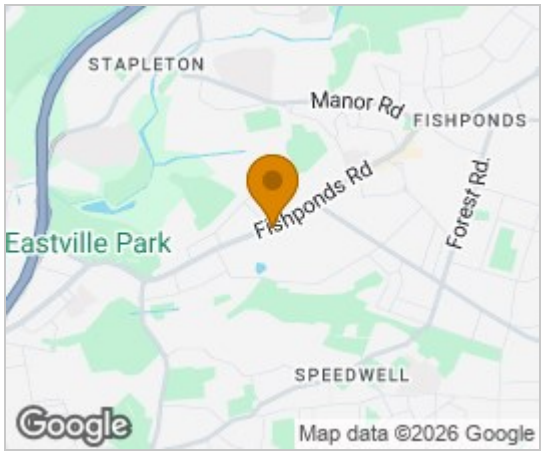
Exterior
This flat does not benefit an allocated parking space.

Tenure
Leasehold. Understood to the remainder of a 999 year lease, started in 2005.

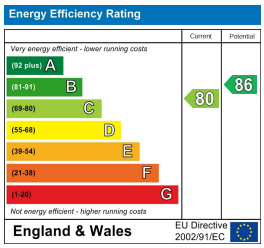
Management/Service Charge
Understood to be £1,542.48 per annum together with an additional buildings insurance premium of £353.62 per annum and annual ground rent payment of £250 per annum.

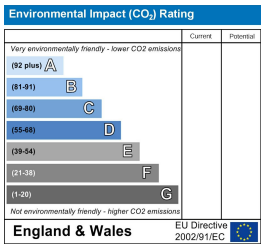
AML (Anti money laundering)
''Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete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



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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