



## Flat 13 Star Apartments, 526 Fishponds Road

Fishponds, Bristol, BS16 3DW

Guide Price £150,000



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. This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (Iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the Iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period.



**Modern method of Auction conditions**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960.00. These services are optional.

**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.

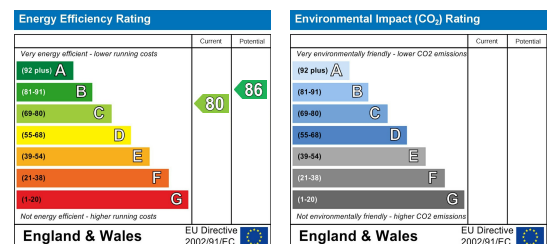
**AML (Anti money laundering)**

"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.