



Forest Avenue,  
Bristol,  
BS16 4BP

Offers In Excess Of  
£200,000

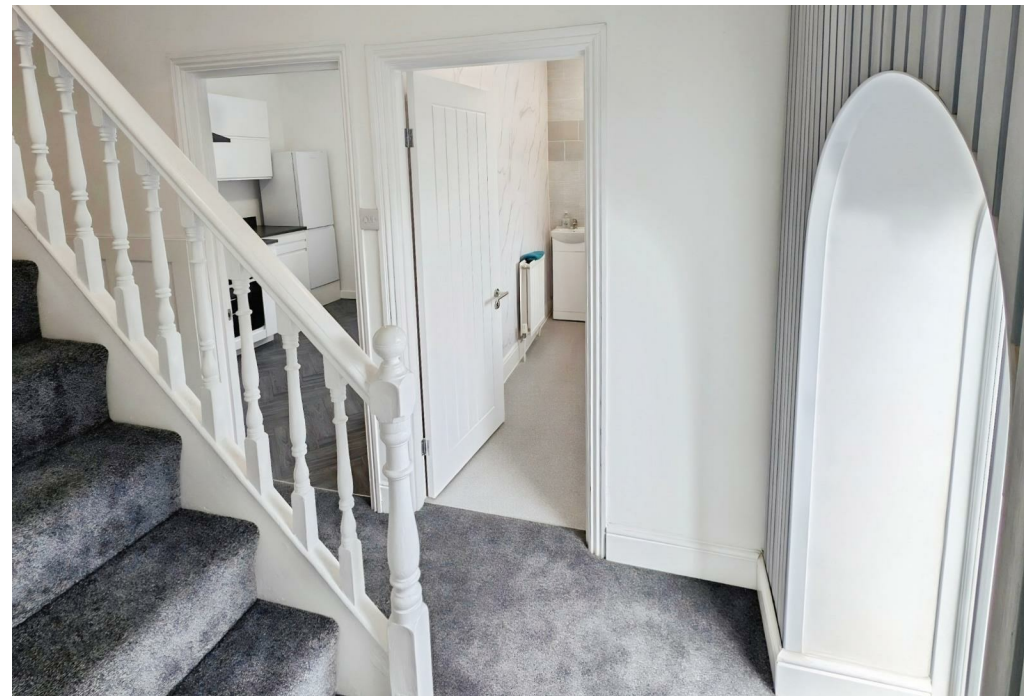


Nestled on the charming Forest Avenue in Fishponds, Bristol, this stunning first and top floor maisonette offers a delightful living experience. Spanning an impressive 710 square feet, this thoroughly refurbished and modernised flat is perfect for first-time buyers and professionals alike.

As you enter through your own private ground floor entrance, you are welcomed into a light and airy accommodation that boasts a spacious interior filled with character. The property features one reception room, two well-proportioned bedrooms, and a contemporary bathroom, all newly carpeted and decorated to a high standard.

The thoughtful design and modern finishes throughout create an inviting atmosphere, making it an ideal choice for those seeking a comfortable and stylish home. With its generous living space and an abundance of natural light, this maisonette is sure to impress.

Hunters Exclusive highly recommends viewing this exceptional property, which combines modern living with the charm of a converted flat. Don't miss the opportunity to make this lovely maisonette your new home in the vibrant community of Fishponds.



The accommodation which features new decorations and carpeting throughout comprise (all measurements are approximate)

#### GROUND FLOOR

UPVC double glazed entrance door into..

#### HALL

Stairs to first floor.

#### SPACIOUS FIRST FLOOR LANDING 15'2" x 5'5"

Radiator, staircase to top floor, feature cathedral window with feature panelling alongside.

#### LOUNGE 15'3" x 11'1" maximum overall

Dual aspect UPVC double glazed and multi paned effect windows to front and side, radiator.

#### KITCHEN 9'9" x 8'10"

Newly fitted with a contemporary range of white fronted wall, floor and drawer storage cupboards with black marble effect working surfaces to incorporate a built in oven, inset glass top hob and fitted extractor above, space for upright fridge/freezer, wall mounted Vaillant combination gas fired boiler for domestic hot water and central heating, single drainer stainless steel sink unit, radiator, feature vinyl timber grain effect floor, UPVC double glazed window to rear.

#### BATHROOM 9'8" x 4'10"

Luxuriously appointed with a new white suite of panelled bath with mixer shower attachment over and fitted screen alongside, attractive splash back tiling and vinyl floor covering, UPVC double glazed multi paned and frosted window to side, vanity wash bason with cupboard beneath, low level WC, extractor fan.

#### TOP FLOOR

#### LANDING

Access to roof space, attractive panelled wall.

#### BEDROOM 1 14'7" x 8'6"

Radiator, impressive UPVC double glazed window with lovely far reaching views.

#### BEDROOM 2 14'6" x 7'5"

UPVC double glazed and multi paned style window to side, radiator. built in double wardrobe.

#### NOTE

The present owners of this Maisonette will offer an indemnity insurance policy via their solicitors, for the feature of the roof conversion. The property has no external space.

#### TENURE

Understood to be the remainder of a long lease (details to follow) There are no service charges payable for this property and responsibility for maintenance falls upon the ground floor and maisonette property owners.

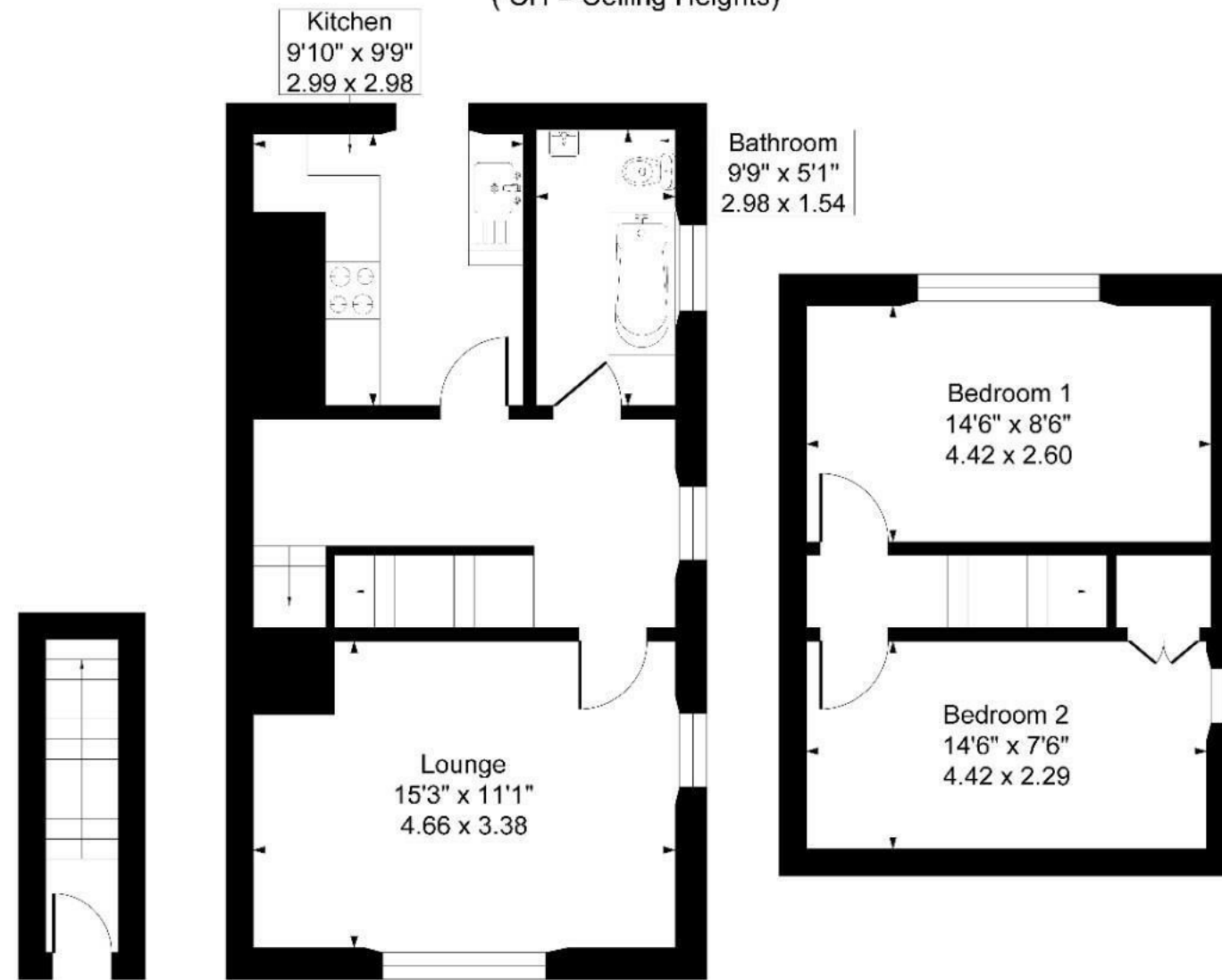
#### AML (Anti money laundering)

"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"

## Maisonette - Forest Avenue

Approximate Gross Internal Area  
72.47 sq m / 780 sq ft

(CH = Ceiling Heights)



**Ground Floor**  
Approx. 2.7 sq. metres

**First Floor**  
Approx. 42.7 sq. metres

**Second Floor**  
Approx. 26.9 sq. metres

Tenure: Leasehold  
Council Tax Band: A

- Stunning top floor maisonette
- Thoroughly modernised throughout
- Light and airy accommodation
- Spacious interior design
- Perfect for first-time buyers
- Newly carpeted and decorated
- Private ground floor entrance
- Located on Forest Avenue
- Ideal for professionals
- Hunters Exclusive viewing

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	66	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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