



# Captains Garden, Bristol, BS16 2GX

£330,000



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, making this apartment an ideal choice for those with children. Furthermore, the area offers a unique blend of city living with easy access to the beautiful open spaces and parks, providing the best of both worlds. With a bus stop right on your doorstep, commuting to the wider Bristol area and beyond is both convenient and efficient.

This apartment is a perfect opportunity for anyone looking to embrace a modern lifestyle in a thriving community - Call FISHPONDS office Tl: 0117 9653162 for OPEN HOUSE viewing dates. .



## 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)

Video entry 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"

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"

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"

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"

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"

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"

Tenure: Leasehold  
Council Tax Band: B



- A stunning Linden Homes contemporary apartment conversion
- 2 Spacious double bedrooms (one with en-ensuite shower)
- Open-plan Living room with stylish kitchen space
- High-quality kitchen appliances
- Impressive reception Hall with abundant storage and lovely open atmosphere
- Call Fishponds office T: 0117 9653162 for OPEN HOUSE viewing dates
- Close to Fishponds' thriving High Street with independent shops, cafes and restaurants
- A highly desirable development created within the last 4 years
- Local walks nearby through Oldbury Court Estate and along the River Frome
- Hunters Exclusive - highly recommended

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<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.