

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Garden Apartment, 14 Purdy Court, New Station Road

Fishponds, Bristol, BS16 3RT

Fixed Asking Price £185,000



Nestled in the charming area of New Station Road, Bristol, this delightful retirement property offers a perfect blend of comfort and convenience. Built in 2004, the home boasts a modern design that caters to the needs of those seeking a peaceful and secure living environment. Upon entering, you will find a welcoming reception room that provides an ideal space for relaxation or entertaining guests. The property features two well-proportioned bedrooms, allowing for ample personal space or the option to accommodate visitors. The bathroom is thoughtfully designed, ensuring ease of use and accessibility. This retirement property is situated in a vibrant community, with local amenities and transport links just a stone's throw away, making it easy to enjoy all that Bristol has to offer. Whether you are looking to downsize or simply seeking a tranquil place to enjoy your golden years, this home presents an excellent opportunity. With its modern features and prime location, this property is not just a house; it is a place to create lasting memories. We invite you to explore the potential of this lovely retirement home and discover the lifestyle it can offer.



## ENTRANCE

Communal entrance door into...

## COMMUNAL HALL

## GROUND FLOOR

Private entrance door into flat 14.

## SPACIOUS HALL

Dimplex electric heater, airing cupboard with Gledhill pressurized hot water cylinder, cupboard containing electric meters.

## L SHAPED LOUNGE/DINING ROOM

### LOUNGE 15'8" x 9'10" (4.78m x 3.02m )

Elegant fireplace surround with a fitted electric coal effect fire, UPVC double glazed window with lovely outlook onto the rear communal gardens.

### DINING AREA 8'7" x 7'2" (2.62m x 2.20m )

UPVC double glaze French doors opening and providing direct outlook onto the communal gardens, dimplex electric night storage heater, twin doors into...

### KITCHEN 8'11" x 5'8" (2.72m x 1.73m )

Fitted with a range of timber grain effect wall, floor and drawer storage cupboards to include an inset electric hob with extractor above and built in electrolux oven, extractor fan, rolled edged working surfaces, single drainer stainless steel sink unit, UPVC double glazed window with lovely direct outlook onto the communal gardens, space for fridge and separate freezer, vinyl floor covering, dimplex electric wall heater.

### BEDROOM 1 17'6" x 9'3" (5.35m x 2.82m )

Maximum overall to include mirror fronted wardrobes, two UPVC double glazed windows to rear, dimplex electric heater.

### BEDROOM 2 10'7" x 9'2" (3.24m x 2.80m )

Maximum overall, dimplex electric heater, UPVC double glazed window with lovely direct outlook onto the communal gardens.

### SHOWER ROOM 6'11" x 6'8" (2.11m x 2.04m )

Luxury white suite of vanity wash basin and low level WC, large walk in shower enclosure with a built in thermostatically controlled shower, fully tiled walls, dimplex fan heater, extractor fan, fitted mirror with light over, UPVC double glazed and frosted window to side.

## EXTERIOR

The property benefits from communal gardens which are well maintained by the present manage company with various lawn sections and established attractive planting.

## OTHER FACILITIES

The current residence can also enjoy the laundry facilities that are located on the ground floor. There is also a generous communal parking area to the front of the building.

## COMMUNAL LOUNGE

The property benefits from having residence communal lounge located on the ground floor where various activities and events are held for residence only

## SERVICE CHARGES

There is an annual service charge of approximately £3233.52 pade payable to Kingsdale group Ltd as a contribution towards the general upkeep and care of the development. There is in addition a ground rent payment (pade half yearly) totalling £425 per year.

## TENURE

Understood to be the remainder of 125 year lease with a start date of 1st May 2003.

## 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"

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.

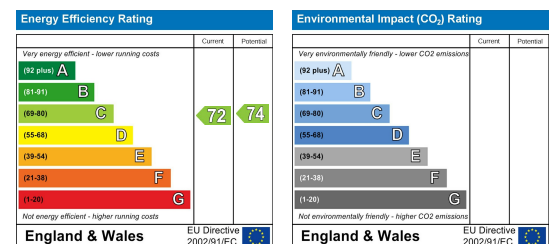
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## Area Map



## Energy Efficiency Graph



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