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Garden Apartment, Purdy Court, New Station Road

Fishponds, Bristol, BS16 3RT

Offers In The Region Of £139,950

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Nestled in the heart of Bristol on New Station Road, this immaculate ground-floor retirement apartment in the esteemed Purdy Court development offers a perfect blend of comfort and convenience. With one spacious reception room and a generously sized double bedroom, this property is designed to cater to the needs of those seeking a peaceful and enjoyable living environment. As you enter, you are greeted by a bright and airy lounge/dining room that provides a welcoming space for relaxation and socialising. The well-equipped kitchen, conveniently located off the lounge, the large double bedroom features built-in wardrobes, ensuring ample storage space, while the luxury shower room adds a touch of elegance to your daily routine. The apartment boasts attractive views of the beautifully landscaped communal gardens. Additionally, the development offers a communal lounge, a laundry room, and a lift to all floors, enhancing the overall living experience.

Communal Entrance
Communal entrance door with security entry phone system. Flat 24 is located on the ground floor just beyond the communal lounge. Private entrance door into Flat 24.

Hall
Spacious hall, UPVC double glazed window with pleasant outlook onto the communal garden, large walk in cupboard with Aquafficent domestic hot water heater, additional cupboard with electric meters.

Lounge/Dining Room 23'4" x 10'7" (7.12m x 3.24m)
Dimension maximum overall to include dimension of kitchen. UPVC double glazed French doors opening onto and giving access to the communal gardens, Dimplex electric night storage heater, double multi paned internal doors into ...

Kitchen 7'6" x 6'11" (2.31m x 2.12m)
Dimension maximum overall. Fitted with a range of timber grain effect wall, floor and drawer storage cupboards with brushed steel handles to include a built in oven and inset glass topped hob with overhead extractor, splash back tiling, rolled edge working surfaces, Dimplex electric fan heater, single drainer stainless sink unit, space for fridge, UPVC double glazed window with a lovely outlook onto the communal gardens.

Bedroom 1 15'7" x 9'1" (4.75m x 2.77m)
Dimension maximum overall to include a double mirror fronted wardrobe, Dimplex electric night storage heater.

Shower Room (former bathroom) 6'9" x 5'5" (2.07m x 1.67m)
A modern coloured suite of low level w.c. and vanity wash basin with cupboards beneath, large walk in shower enclosure with a fitted thermostatically controlled shower, heated towel rail, UPVC double glazed and frosted window to exterior, fully tiled walls, fitted mirror with courtesy light over, Dimplex electric fan heater, built in extractor fan.

Management Charges
There is a monthly maintenance charge in the region of £188.92 payable. (subject to change). There is also a payment of £833.37 per annum for ground rent. (payable in two instalments) of £ .

Lease
The remaindering of a 125 year lease dated from 2003.

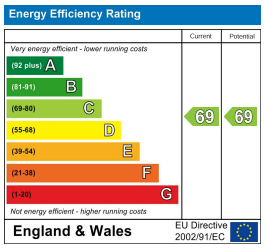
Communal Gardens
The development enjoys communal gardens which are maintained through management services charges surrounding the development.

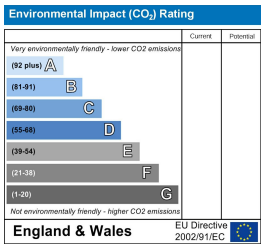
Facilities
The development benefits from a communal lounge, social space and laundry room. A residents lift operates to all floors.

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.
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