HUNTERS®
HERE TO GET *you* THERE

Manor Gardens House, Manor Road, Bristol, BS16 2EN

Manor Road,
Bristol,
BS16 2EN

£116,500

1 1 1 D

Nestled on Manor Road in the charming area of Fishponds, Bristol, this delightful ground floor retirement apartment offers a perfect blend of comfort and convenience. Hunters are pleased to present this well-proportioned flat, situated within a purpose-built retirement complex, just a short stroll from the bustling high street.

As you enter, you will be greeted by a light and airy atmosphere, enhanced by the apartment's thoughtful design. The generous lounge/diner provides an inviting space for relaxation and socialising, while the modern fitted kitchen is both functional and stylish, catering to all your culinary needs. The spacious double bedroom offers a peaceful retreat, and the contemporary shower/wet room adds to the overall appeal of this lovely home.

One of the standout features of this property is its direct access to the beautifully maintained rear gardens, where residents can enjoy the tranquillity of nature. The landscaped gardens also include designated drying areas, ensuring that outdoor space is both practical and pleasant. Additional benefits of this apartment include communal parking, providing ease and comfort for residents.

This property is an excellent opportunity for those seeking a retirement home in a vibrant community. With its prime location and well-appointed interiors, a viewing is highly recommended to fully appreciate all that this charming apartment has to offer.

ENTRANCE VIA
Communal entrance door with security entry phone system into..

COMMUNAL HALL
Ground floor flat is directly ahead, second door on the left via door into..

HALLWAY
Two fitted storage areas, cupboard housing hot water cylinder, radiator.

LOUNGE/DINER 18'0" x 10'11" overall
Glazed paneled window and door to the rear having pleasant outlook and views onto the communal rear gardens, radiator, space and area for table and chairs.

KITCHEN 32'1" x 27'2"
Window to side, lovely fitted kitchen with a good range of fitted white gloss base and wall units, work surfaces incorporating a circular bowl sink with drainer and mixer tap, integral dishwasher, fitted electric oven with separate gas hob and extractor over, plumbing for automatic washing machine, space for fridge freezer, wall mounted potterton gas central heating boiler (not tested and needing likely replacement).

BEDROOM ONE 14'2" x 8'2"
Window to rear having pleasant outlook onto landscaped communal rear gardens, radiator, good range of fitted overhead cupboards and wardrobes allowing hanging and shelving space with underlighting.

MODERN FITTED SHOWER/WET ROOM
Low level WC, wall mounted sink, fitted electric shower, tiled throughout.

EXTERIOR
The property benefits from having a shared residents parking area to the front of the building. There is also beautifully landscaped communal rear gardens which are mainly laid to lawn having various attractive and mature planting, flowers and trees. There are communal drying areas with storage shed.

LEASE
There is 82 years left on the lease.

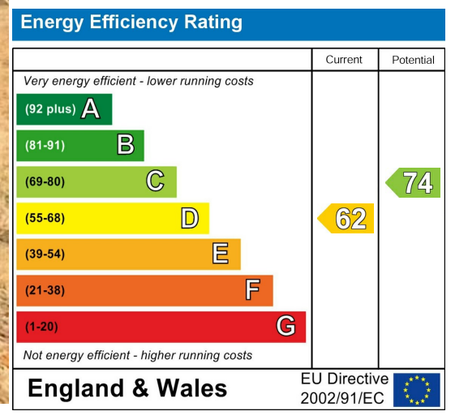
SERVICE CHARGE
There is a service charge of £2665,00 per annum which includes maintenance and up keep of the communal gardens and communal areas with management of the lift, exterior of the building, buildings insurance and cleaning of the exterior windows. The management company in Kingsdale.

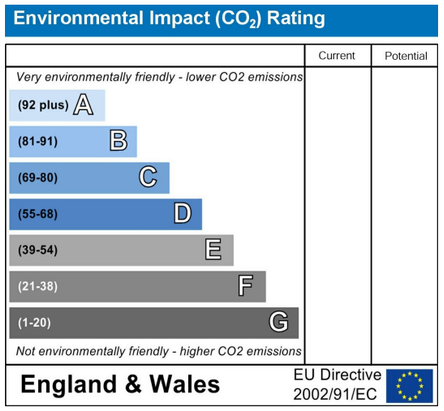
AML (Anti money laundering)

‘’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

- Ground floor retirement apartment
- Spacious double bedroom
- Generous lounge/diner
- Superb landscaped rear gardens
- Modern fitted kitchen
- Communal car park
- lovely well maintained walled communal gardens
- Patio doors with direct access onto gardens
- Viewing highly recommended
- Shower/Wet room





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.

HUNTERS®
HERE TO GET *you* THERE

764 Fishponds Road, Fishponds, BS16 3UA Tel: 0117 965 3162
Email: fishponds@hunters.com