HUNTERS®

HERE TO GET *you* THERE



Nuthatch Gardens

Stapleton, Bristol, BS16 1JF

Offers In The Region Of £210,000

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Nestled in the tranquil Nuthatch Gardens of Bristol, this delightful two-bedroom first-floor apartment presents an exceptional opportunity for both professionals and first-time buyers. Situated on a peaceful no-through road, the property boasts almost direct access to expansive green spaces and parkland, perfect for leisurely strolls or outdoor activities. The spacious and well-proportioned accommodation. features a private ground floor entrance, ensuring a sense of exclusivity, along with a personal bike store and convenient roof storage access. Generous built-in storage throughout the apartment adds to the practicality of this charming residence. The first floor welcomes you with a well-proportioned lounge/dining room that seamlessly opens into a modern kitchen, two double bedrooms, providing ample space and a shower room that has been thoughtfully designed to maximise comfort. With no onward chain, this attractive home is ready for you to move in and make it your own.







Entrance
Feature composite entrance door with decorative stained and leaded glazed details into ...

Private Hall
Staircase to first floor landing.

First Floor Landing
Access to roof space, radiator, large walk in utility storage cupboard (3.05m x 0.96m) space for appliances, electric fuse box.

Lounge/Dining Room 13'1" x 12'8" (4.00m x 3.88m)
UPVC double glazed window with pleasant outlook onto green space, two radiators, wood effect fireplace surround with inset fitted electric coal effect fire, wide opening into ...

Kitchen 9'4" x 8'7" (2.86m x 2.63m)
Fitted with a range of timber grain fronted wall, floor and drawer storage cupboards with brushed steel effect handles, splash back tiling, single drainer stainless sink unit, timber grain vinyl floor covering, radiator, position for cooker, washing machine and up right fridge/freezer, fitted extractor hood over cooker position, wall mounted Worcester combination boiler serving central heating and hot water, UPVC double glazed window with pleasant open outlook.

Bedroom 1 13'1" x 8'5" (4.01m x 2.59m)
Dimension minimum overall, UPVC double glazed window to front with pleasant open outlook onto green space, built in single drawer wardrobe, radiator.

Bedroom 2 10'7" x 6'5" (3.25m x 1.98m)
Radiator, UPVC double glazed window to rear.

Shower Room (Former bathroom) 6'5" x 5'6" (1.97m x 1.70m)
A modern white suite of low level w.c. and pedestal wash basin, independent cubicle with a built in thermostatically controlled shower, splash back tiling, UPVC double glazed and frosted window to rear, built in shelved cupboard, extractor fan, radiator.

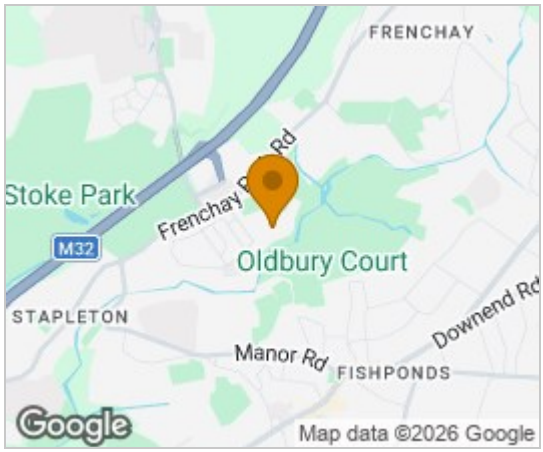
Exterior
The property benefits from a bike and additional store found on the approach to the flat.

Tenure - Leasehold
Understood to be the remainder of a 125 year lease from 09/11/1987. There is the remainder of 86 years on the lease. There is an annual ground rent of £10 per annum. The estimated service charge for the current year is £515.82.

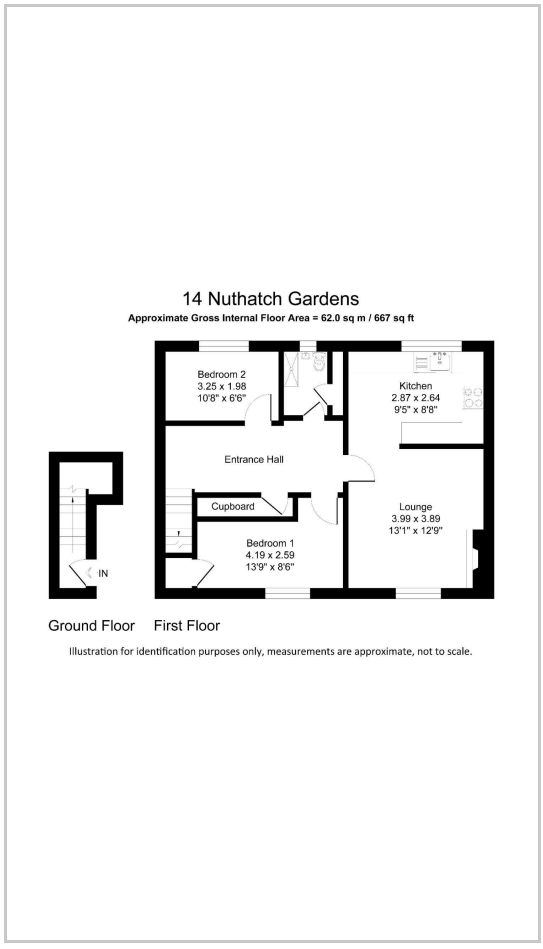
Management Company/Service Charge

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''

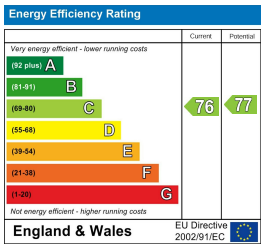
Area Map

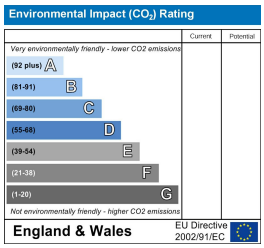


Floor Plans



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