

# HUNTERS®

HERE TO GET *you* THERE



## 118c Pound Road

Bristol, BS15 4QT

£165,000



Hunters are delighted to offer for sale this lovely bright and airy 2 bedroom top floor apartment. This superb property would make a fantastic first time buyer property with the benefit of having fabulous far reaching views onto nearby green spaces and trees. The position of this well presented home is located conveniently within walking distance to a nearby bus stop offering regular buses taking you into Bristol or Kingswood high street, along with local shops, and Siston Common within easy reach. Internally the property briefly comprises of, a generous lounge opening onto the kitchen area having lovely front views, and a fitted shower room. There are also 2 bedrooms both offering stunning far reaching views, with further benefits to include, dg windows, gas central heating and a communal area for residence having a clothes drying area and parking. We would highly recommend viewing this cozy flat to really appreciate what it offers.



### Entrance

Via communal entrance door with entry phone system. Flat 118c is located on the top floor through a paneled door into ...

### Hallway

Wall mounted entry phone system.

Open Plan Lounge/Diner/Kitchen 11'3" x 12'5" widening 19'0" (3.44m x 3.79m widening 5.80m)

The lounge area has a double glazed window to front with pleasant outlook and views, fitted radiator, opening into kitchen with double glazed window front with pleasant outlook and views. A modest range of base and wall units with tiled splash back with working surfaces incorporating a gas hob with extractor over and oven below, single bowl sink, plumbing for automatic washing, space for fridge/freezer.

Bedroom 1 11'2" x 9'6" (3.42m x 2.92m)

Double glazed window to rear with stunning views and fitted radiator.

Bedroom 2 11'6" x 4'9" (3.52m x 1.45m)

Double glazed window to rear with stunning far reaching views, fitted radiator.

### Shower Room

Corner cubicle with double tray with shower that runs off of the mains system, low level w.c. pedestal wash hand basin with tiled splash back.

### Communal Gardens

Communal gardens for residents offering a clothes drying section with communal parking.

### Lease Details

Lease with 93 years remaining.

### Service Charge

The service charge is £1,367 per year which is divided into 12 monthly payments.

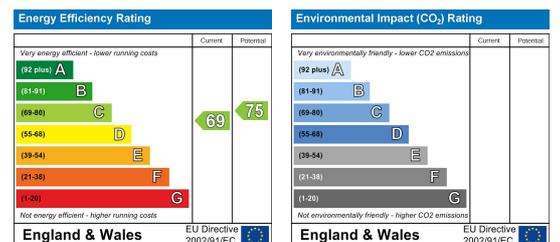
### AML (Anti money Laundering)

"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. **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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