



# Hollybrook Park, Bristol, BS15 1ST

£220,000



Hunters are delighted to offer for sale this fantastic 2 double bedroom ground floor apartment set within a modern purpose built development having good access into Bristol. This well spaced property is well presented having modern decorations throughout. The property is also within easy reach of local shops and bus routes. Ideally suited to first time buyers the internal accommodation briefly comprises, an open plan lounge/diner, a modern fitted kitchen, 2 double bedrooms with master having its own contemporary fitted shower room, and a modern fitted bathroom. Further benefits include, UPVC dg windows, electric heating, an allocated off street parking space and an internal bike storage area with security code. An internal viewing is highly recommended.



## ENTRANCE

Communal entrance door with entry phone system. Flat 45 is located on the ground floor via door into...

## HALLWAY

Two built in storage cupboards one housing hot water cylinder, wall mounted electric fitted heater.

## LOUNGE/DINER 14'3" x 11'1"

UPVC double glazed French doors to front with a second access, wall mounted entry phone system, two wall mounted electric fitted heaters, opening into...

## KITCHEN

UPVC double glazed window to side having pleasant outlook and views onto nearby trees, modern fitted kitchen with base and wall units, tiled splash back with roll top working surfaces incorporating a 1.5 bowl sink, space for fridge freezer, integral fitted electric hob with oven below and extractor over, plumbing for automatic washing machine.

## BEDROOM 1 11'5" x 10'5"

UPVC double glazed window to front, wall mounted electric fitted heater.

## EN-SUITE SHOWER ROOM

Contemporary style with corner cubicle having overhead shower off main system, low level WC, pedestal wash hand basin with chrome effect taps, partly tiled throuout, vinyl flooring, wall mounted extractor fan.

## BEDROOM 2 10'5" x 9'0"

UPVC double glazed window to font, wall mounted electric fitted heater, bespoke fitted double panelled wardrobes offering hanging, shelving and drawer space.

## BATHROOM

Modern white suite comprising of panelled bath with chrome effect mixer tap, low level WC, pedestal wash hand basin, vinyl flooring, partly tiled throughout.

## PARKING

This property also benefits from having its own allocated parking space located directly in front of the property.

## LEASE/MAINTENANCE

There is currently 104 years remaining on the lease. Service charge is paid 6 monthly which is £846.00, this includes buildings insurance, maintenance of the building, exterior and communal hallways. Ground rent payable is £200 per annum.

## 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



- Lovely modern 2 double bedroom ground floor apartment
- Ensuite shower room to master bedroom
- Generous lounge/diner with french doors
- Modern fitted kitchen
- Allocated parking space
- Superb first time buyer home!
- Luxury appointed bathroom
- Within easy reach to high street and shops
- Modern purpose built development
- Upvc dg windows and electric heating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.