

HUNTERS®

HERE TO GET *you* THERE



Flat 1 Peacock Lodge, Manor Road, Fishponds

BS16 2HX

Guide Price £145,000



Hunters are delighted to offer for sale this very well spaced ground floor retirement apartment set within the popular Peacock Lodge development located in the heart of Fishponds next to Manor Road park. This fabulous home is within walking distance to Fishponds high street offering a wide range of shops, cafe's and supermarkets, along with having regular bus routes into Bristol centre. Internally the property comprises, a generous lounge, a spacious double bedroom, a fitted kitchen and modern shower room. Further benefits include, electric heating, double glazed windows, a communal social lounge, a residence laundry room, communal parking and well maintained communal gardens. Viewing is highly recommended.



ENTRANCE

Communal entry door with entry phone system to intercommunal lounge area. Flat 1 is located on the ground floor to the left.

Flat 1 entrance via paneled door to...

HALLWAY

Wall mounted electric heater, double glazed window to side, wall mounted entry phone system, support cord pull system, cupboard housing hot water cylinder and storage.

LOUNGE/DINING 18'6" x 10'6" (5.64m x 3.21m)

Double glazed window to side, double glazed door with second entrance to front and double glazed window, wall mounted electric heater, ceiling coving.

KITCHEN 8'1" x 7'2" (2.48m x 2.19m)

Double glazed window to side, modern base and wall fitted units with working surfaces incorporating a single bowl sink, fitted electric hob and oven with extractor over.

BEDROOM ONE 17'4" x 9'1" (5.30m x 2.77m)

Double glazed window to front, wall mounted electric heater, mirrored wardrobes with hanging and shelving.

SHOWER ROOM

Modern suite comprising of double tray with overhead shower, low level WC, sink into storage unit with cupboard below, partly tiled throughout.

The property also benefits from enjoying the communal lounge area which holds various events. There are also laundry facilities for residence only and well maintained communal parking.

EXTERIOR

The property enjoys communal gardens which are well established and mainly laid to lawn located around the property.

LEASE

The property has a remainder of a 125 year lease that was set in 2008.

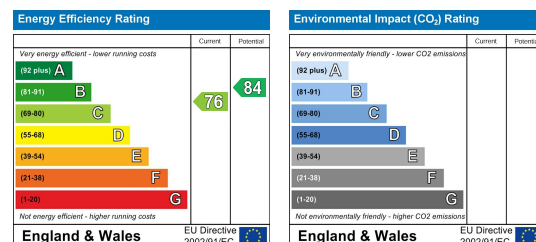
SERVICE CHARGE

There is a service charge of approximately £1700 payable every 6 months to include ground rent.

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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