

HUNTERS®

HERE TO GET *you* THERE



First Floor Flat 244A Ridgeway Road

Fishponds, Bristol, BS16 3LE

Offers In Excess Of £140,000



Hunters Estate Agents - Fishponds Office are delighted to offer this first floor 1 bedroom flat within this period conversion, with private ground floor entrance. Seldom available this spacious flat ideal for first time buyers and professionals features a stunning Master bedroom and open plan arranged Kitchen/Living space. Further benefits include a spacious white bathroom suite. This light and airy flat benefits from Upvc double glazing and elevated views. Also suited Buy to let. Hunters Exclusive - recommended viewing.



ENTRANCE

Side entrance door via Moorlands Road into..

GROUND FLOOR HALL

Staircase leading to the first floor.

FIRST FLOOR LANDING

Cupboard containing electric meters, access to roof space, UPVC double glazed window to side.

LOUNGE/DINING/KITCHEN 14'6" x 12'0" (4.41 x 3.66)

Maximum overall into alcoves, fitted with a range of timber grain effect, wall, floor and drawer storage cupboards with brushed steel effect handles, built in brushed steel effect oven and inset glass topped hob, splash back tiling, feature laminate wood grain effect floor, space for upright fridge/freezer, single drainer stainless steel sink unit, space for washing machine, Creda electric fan heater, door into rear landing.

BATHROOM 9'10" x 6'3" (3.00 x 1.90)

Fitted with a modern white suite of paneled bath, low level WC and pedestal wash basin, UPVC double glazed and frosted window to rear, vinyl floor covering, heated towel rail, fitted Triton shower over bath, splash back tiling, airing cupboard with hot water cylinder. (not tested)

BEDROOM ONE 15'1" x 11'6" (4.61m x 3.52m)

Maximum overall to include one wall to wall fitted with built in wardrobes, Creda electric panel heater, UPVC double glazed window to front.

EXTERIOR

There is no external spaces with this flat.

TENURE

The property is offered on a new 125 year lease dated December 2021 subject to a a £200 per annum ground rent payment. There will be a service charge payable in the order of 1050 per annum (to include a contribution towards buildings insurance)

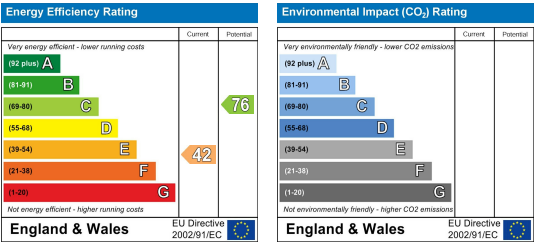
AML (Anti money laundering)

“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.