



Penthouse, Flat 57 Purdy Court New Station Road

Fishponds, Bristol, BS16 3RT

Offers In The Region Of £200,000



Hunters Estate Agents - Fishponds Office are delighted to offer this superior 2 bedroom Penthouse retirement apartment within the established Purdy Court development. This highly impressive and rare home benefits from outstanding space with the unique advantages of 2 generous bedrooms (one with en-suite shower) and a large Lounge extending into a Dining room. The property features a spacious kitchen and an additional bathroom. The development which stands within walking distance of High Street shops, services and supermarkets also enjoys landscaped communal gardens on 2 sides. There is a communal lounge, laundry room and lift to all floors. Seldom available retirement homes of this size are in short supply. Internal viewing highly recommended. No chain. Hunters Exclusive.



Entrance

Via secure communal entrance door into ...

Communal Hall

Communal lounge, stairs, lift and landings leading to top floor, communal landing and private entrance door into Apartment 57.

Hall

Cupboard with electric fuses, dimplex electric wall heater, entry phone handset.

Bathroom 8'7" x 5'7" (2.64m x 1.72m)

Cream coloured pedestal wash basin with vanity cupboard beneath, low level w.c. and pannelled bath with built in thermostatically controlled shower, fully tiled walls, extractor fan, dimplex fan heater.

Master Bedroom 1 24'1" x 9'3" (7.35m x 2.82m)

UPVC double glazed window with pleasant outlook onto the communal garden, built in mirror fronted wardrobes, dimplex electric night storage heater, door into ...

Ensuite Shower Room 9'5" x 5'7" (2.89m x 1.72m)

Cream coloured pedestal wash basin with vanity cupboard beneath, low level w.c. independent cubicle with a fitted electric shower, vinyl floor covering, splash back tiling, UPVC double glazed and frosted window to exterior, dimplex electric fan heater, mirror with light, built in airing cupboard with water heater, plumbing for washing machine.

Bedroom 2 24'1" x 10'0" (7.36m x 3.07m)

Dimension maximum overall, UPVC double glazed window with pleasant view onto communal garden, dimplex electric panel heater.

Inner Hall

Dimplex electric night storage heater, UPVC double glazed window to rear, opening into the ...

L Shaped Lounge/Dining Room

Dining Area 12'11" x 6'9" (3.96m x 2.06m)

French door opening onto the kitchen, wide opening into the ...

Lounge 14'7" x 13'7" (4.47m x 4.15m)

Twin UPVC double glazed windows to rear, dimplex electric night storage heater, feature bathstone effect fireplace surround with a built in electric fire.

Kitchen 7'7" x 7'6" (2.32m x 2.30m)

Fitted with a modern range of timber grain effect wall, floor and drawer storage cupboards, built in oven, inset electric hob and extractor fan above, single drainer stainless sink unit, UPVC double glazed window with pleasant open outlook, space for fridge and freezer, vinyl floor covering, rolled edged working surfaces, splash back tiling.

Over View

This property benefits from the enjoyment of communal gardens located to the rear of the property, there is also shared laundry which is for the residents of Purdy Court. Further benefits include a communal parking area to the front of the building and communal lounge for the benefit of all residents.

Service Charge/Tenure

Understood to be the remainder of a 125 year lease. There is also a management company in operation (Kingsdale). Apartment 57 makes a current contribution of £269.46 per month as a contribution towards the upkeep of the building. There is also a half yearly ground rent charge of £212.50 made payable to Estates and Managements Ltd. Charges may vary and are not always known from the onset. If you have any further enquires regarding any charges applicable please ask a member of staff.

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.

Area Map



Floor Plans



Energy Efficiency Graph

