

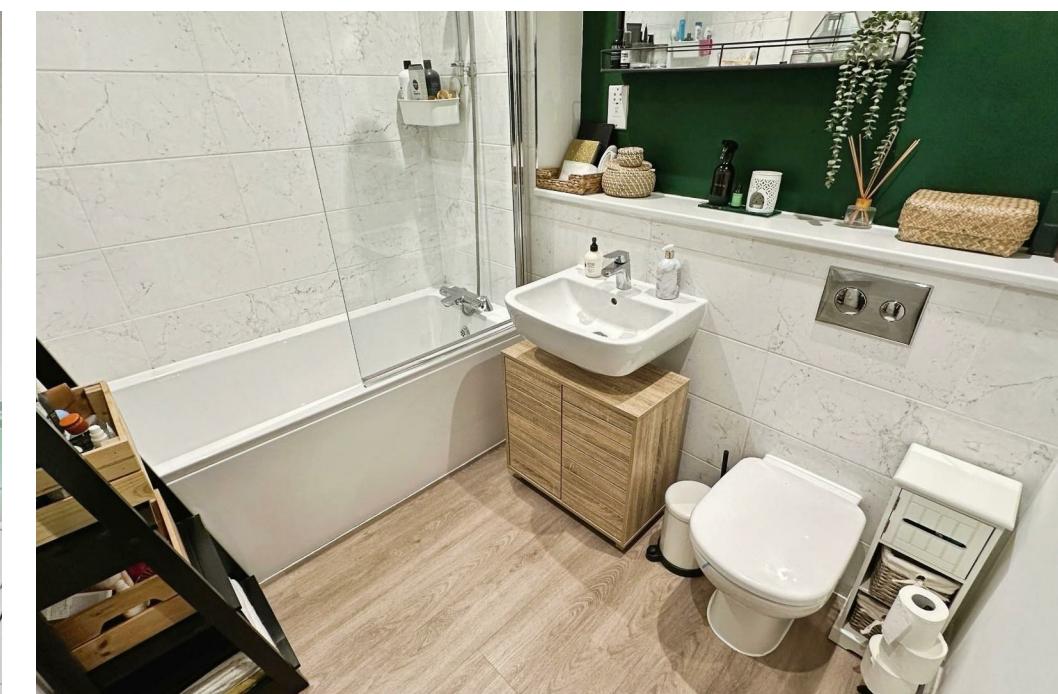
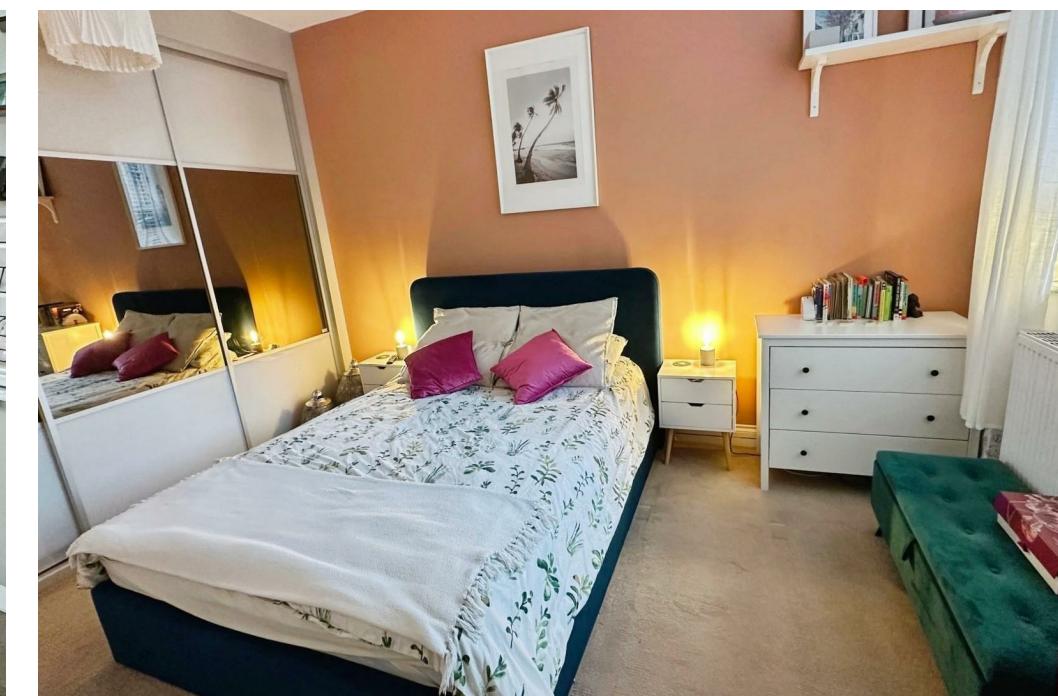


# Captains Garden, Bristol, BS16 2GX

£320,000



A stunning and highly spacious 2 double bedroom ground floor exclusive apartment set with a popular development in the heart of Fishponds. This beautifully presented and stylish flat would suit many buyers and is in an excellent position acquiring easy access to Fishponds high street with an array of shops, supermarkets and eatery's. Bristol centre, the M32 and Snuff Mills are all with easy reach as well. Internally the property comprises of a large light and airy open plan, lounge/dining/kitchen room with integral appliances along with luxury vinyl tiled floors. There are also 2 double bedrooms and a contemporary fitted bathroom. Further benefits include gas central heating, large characterful Georgian style dg windows, and an allocated parking space located nearby and a secure bike storage unit. This lovely development is well maintained offering lots of green space and an internal viewng is highly recommended to fully appreciate what this fine apartment has to offer.



## ENTRANCE

Communal entrance door with video entry phone system to ground floor level. Flat 30 can be located to the right via door leading to...

## HALLWAY

Wall mounted video entry phone, radiator, built in storage cupboard housing gas meter serving hot water and gas.

## LOUNGE/KITCHEN/DINING ROOM 20'3" x 20'1"

With cross beaded UPVC double glazed windows to front and side with pleasant outlook onto open green spaces, stunning open plan having lounge area with radiator, luxury vinyl tiled flooring along with dining area with space and area for table and chairs. Kitchen offering modern base and wall fitted units with working surfaces. tiled splash back incorporating a one and quarter bowl sink, fitted induction hob with oven below and extractor over, integral dishwasher, fridge/freezer and washing machine, radiator.

## BEDROOM 1 14'6" x 9'3"

With cross beaded UPVC georgian style window to side having pleasant outlook and views onto green space. radiator, fitted cupboard with good space offering hanging and shelving.

## BEDROOM 2 12'2" x 9'8"

Into bay with cross beaded double glazed georgian style window to side having pleasant outlook and views onto green space, radiator.

## BATHROOM

Wall mounted heated towel rail, luxury appointed suite comprising of panelled bath with chrome effect shower and mixer taps off main system, sink into storage unit with cupboard below, low level WC, partly tiled throughout.

## PARKING SPACE AND BIKE STORAGE

This apartment benefits from having its own allocated parking space located nearby and there also there is secure bike storage.

## SERVICE CHARGE

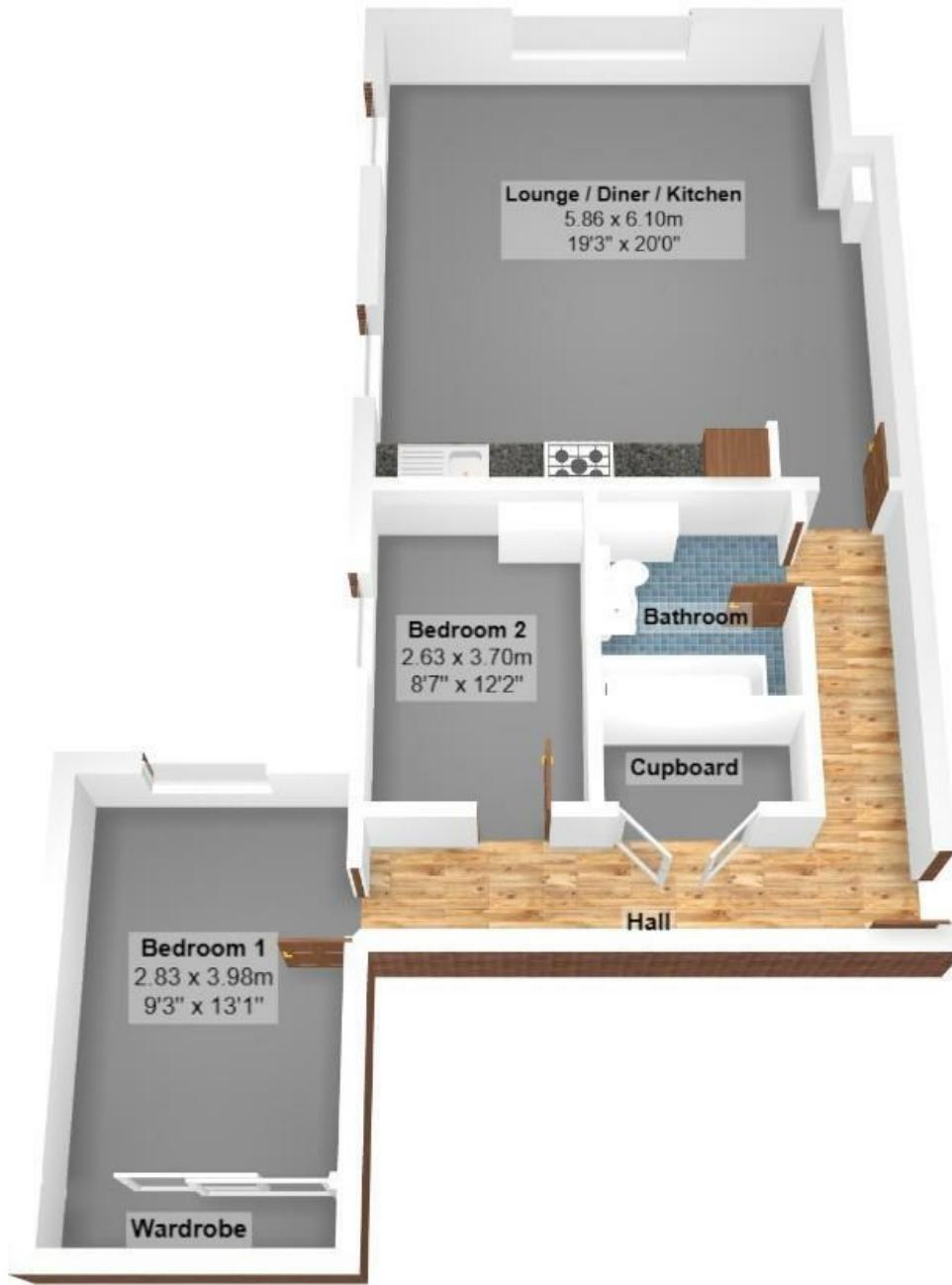
This property has the remainder of 150 year lease from 2020. The service charge is £141.00 per month which is payable to Saxons and includes buildings insurance and management company charges.

## 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



- Beautifully presented and highly spacious ground floor apartment
- 2 double bedroom
- Fabulous period conversion
- Stunning open plan kitchen/lounge/dining room
- Gas central heating and Georgian style dg windows
- Allocated parking space and secure bike storage
- Luxury appointed bathroom
- Internal viewing highly recommended!
- Within walking distance to Fishponds High street
- Great access and easy reach to Bristol centre/M32

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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