

HUNTERS[®]

HERE TO GET *you* THERE



47 Purdy Court, New Station Road

Fishponds, Bristol, BS16 3RT

Offers In The Region Of £185,000



Hunters Estate Agents - Fishponds Office are delighted to offer this superior 2 bedroom first floor 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 and a large Lounge extending into a Dining area. The property features a spacious kitchen and bathroom, with natural light. The apartment benefits from an aspect at the front of the development with an attractive Juliet balcony. 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 a communal entrance door with security entry phone system. Flat 47 is located on the first floor. Private entrance door into ...

HALLWAY

Dimplex electric night storage heater, built in shelved cupboard with Gledhill hot water cylinder, cupboard with electric fuse box and coat hooks.

LOUNGE/DINING ROOM 17'5" x 12'7" (5.31m x 3.85m)

Feature fireplace surround with a built in electric fire, Dimplex electric night storage heater, UPVC double glazed window to side, UPVC double glazed French doors onto a Juliet balcony, twin multi paned doors into...

KITCHEN 8'11" x 5'7" (2.74m x 1.71m)

Fitted with a range of timber grain effect wall, floor and drawer storage cupboards, marble effect rolled edged working surfaces, single drainer stainless steel sink unit, splash back tiling, inset glass topped electric hob with extractor fan above and built in Electrolux oven, space for fridge and washing machine, UPVC double glazed window to side, Dimplex electric fan heater.

BEDROOM 1 17'5" x 9'3" (5.33m x 2.82m)

Maximum overall dimension to include built in mirror fronted wardrobes, electric night storage heater, UPVC double glazed window to front.

BEDROOM 2 10'11" x 9'6" (3.35m x 2.92m)

UPVC double glazed window to front, Dimplex electric panel heater.

BATHROOM 7'0" x 6'10" (2.14m x 2.09m)

White suite of paneled bath with bult in thermostatically controlled shower over, low level WC and vanity wash basin with cupboard storage beneath, fully tiled walls, UPVC double glazed and frosted window to side, Dimplex electric fan heater, fitted mirror with light over, Greenwood Airvac.

EXTERIOR

The property benefits from communal gardens which are well maintained by the present management company with various lawned sections and established attractive planting.

OTHER FACILITIES

The current residents can also enjoy the laundry facilities that are located on the ground floor, there is also a generous communal parking area to the front of the building.

COMMUNAL LOUNGE

The property benefits from having residents communal lounge located on the ground floor where various activities and events are held for residents only.

MAINTENANCE CHARGES

There is a monthly service charge of £269.46 per month. There is also a ground rent payment of £425.00 per annum (payable in two installments of £212.50)

TENURE

Leasehold the remainder of a 125 year lease.

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"

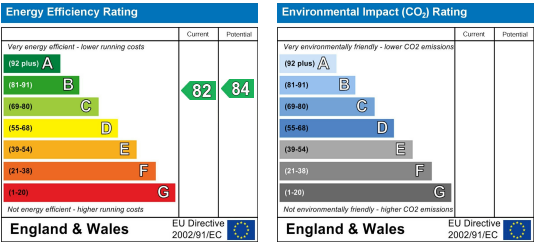
Area Map



Floor Plans



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.