

HUNTERS[®]

HERE TO GET *you* THERE



57 College Court, Glaisdale Road

Fishponds, Bristol, BS16 2HQ

Offers In The Region Of £200,000



Hunters Estate Agents - Fishponds office are delighted to offer this modern two-bedroom purpose-built first floor apartment. This stylish home, which offers spacious contemporary accommodation, ideally suited to first-time buyers and professionals occupies a desirable position close to Oldbury Court estate Park. This spacious two-bedroom apartment offers a high level of comfort and benefits from a balcony with open outlook directly onto amenity green space. The property benefits from a luxury shower room, covered carport and convenient access to Fishponds High Street shops and services. Hunters Exclusive - recommended viewing.



ENTRANCE

Communal entrance door with entry phone system leading to a communal hall and staircase to first floor. Flat 57 is located on the first floor, private entrance door into...

HALL

Wall mounted entry phone system.

LOUNGE/DINING ROOM 16'1" x 10'10" (4.92m x 3.31m)

Double glazed sliding doors opening onto a rear balcony with paved surface and balustrade with direct outlook onto open green space. Feature fireplace surround with a built in electric fire, electric panel heater.

KITCHEN/DINING ROOM 13'3" x 9'0" (4.06m x 2.76m)

Double glazed window to rear, fitted with a range of timber grain effect wall floor and drawer storage cupboards, splash back tiling, working surfaces incorporating a circular bowl sink, space for fridge/freezer, washing machine and dishwasher, wall mounted electric heater, built in double Indesit double oven.

BEDROOM 1 11'6" x 10'10" (3.52m x 3.32m)

Double glazed window to front, fitted electric wall heater.

BEDROOM 2 10'6" x 5'6" (3.21m x 1.70m)

Double glazed window to front, electric wall heater.

DRESSING ROOM/OFFICE/ALCOVE 7'7" x 5'2" (2.32m x 1.58m)

LUXURY SHOWER ROOM

A stylish white suite of low level WC and pedestal wash hand basin, fully tiled recess having Mira advance shower, heated towel rail, attractive glass splash back tiling, ceiling extractor.

EXTERIOR

The development enjoys the benefit of large sections of communal grounds opening directly onto open green amenity space.

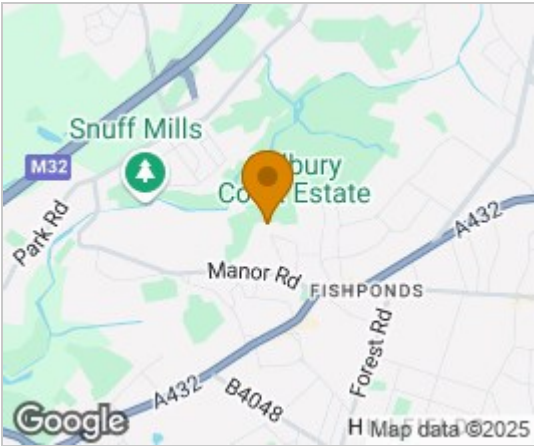
CARPORT

Directly in front of the flat entrance is a designated carport number 57 for the off street parking of one vehicle.

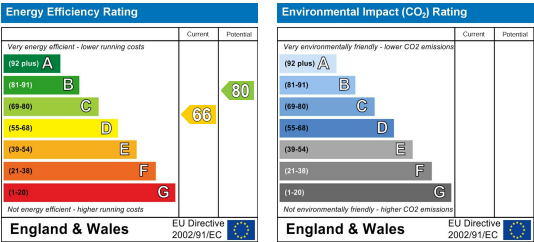
TENURE

Understood to be the remainder of 173 years on the current lease. A monthly service charge payable to Sovereign Housing Association equates to approximately £138.00 a month to include buildings insurance premium.

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.