



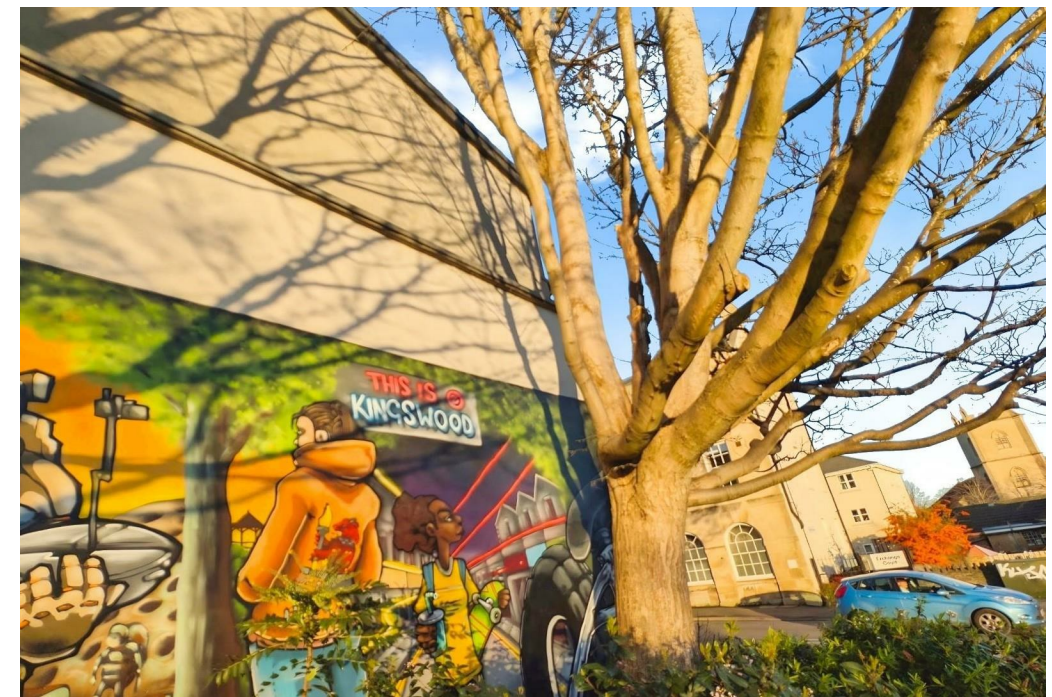


Hanham Road,  
Bristol,  
BS15 8PH

£165,000



Hunters Estate Agents - Fishponds Office are delighted to offer this smart and comfortable 1 bedroomed ground floor apartment at Rhian Place, Kingswood. This stylish home offers modern living right in the heart of Kingswood with the High Street in close proximity. The property features a private entrance with spacious Hall, open-plan Kitchen/Living area, a double Bedroom, and a stylish Bathroom suite. Additional benefits include double glazing throughout and modern Electric heating. This modern contemporary redevelopment should appeal to young professionals, First time buyers and Buy to let investors. Ideal location for a wide range of shops, cafés, restaurants, and excellent public transport links with direct access to Bristol city centre. Hunters Exclusive - recommended viewing.





## ENTRANCE

Communal entrance door with secure entry system into...

## COMMUNAL STAIRS AND LANDING

## GROUND FLOOR

Private entrance door into Flat 2.

## SPACIOUS HALL

Electric fuse box, built in airing cupboard with hot water cylinder, electric wall heater.

## OPEN PLAN ARRANGED KITCHEN/DINING/LIVING ROOM 18'1" x 11'10"

maximum overall

Fitted with a range of white high gloss effect fronted wall, floor and drawer storage cupboards with stainless steel effect handles, rolled edged working surfaces, built in oven and inset glass topped hob with extractor fan above, vinyl floor covering, concealed ceiling spotlights, space for upright fridge/freezer and washing machine, integrated fridge, attractive splashback tiling, single drainer stainless steel sink unit, two UPVC double glazed windows to rear, electric panel heater.

## BEDROOM 1 14'4" x 8'5"

UPVC double glazed window to rear, electric panel heater.

## BATHROOM 8'4" x 5'5"

Modern white suite of low level WC and vanity wash basin, paneled bath with a built in thermostatically controlled shower and shower screen alongside, splashback tiling, concealed extractor and spotlighting.

## TENURE

Understood to be the remainder of a 150 year Lease (dated 1st July 2016)

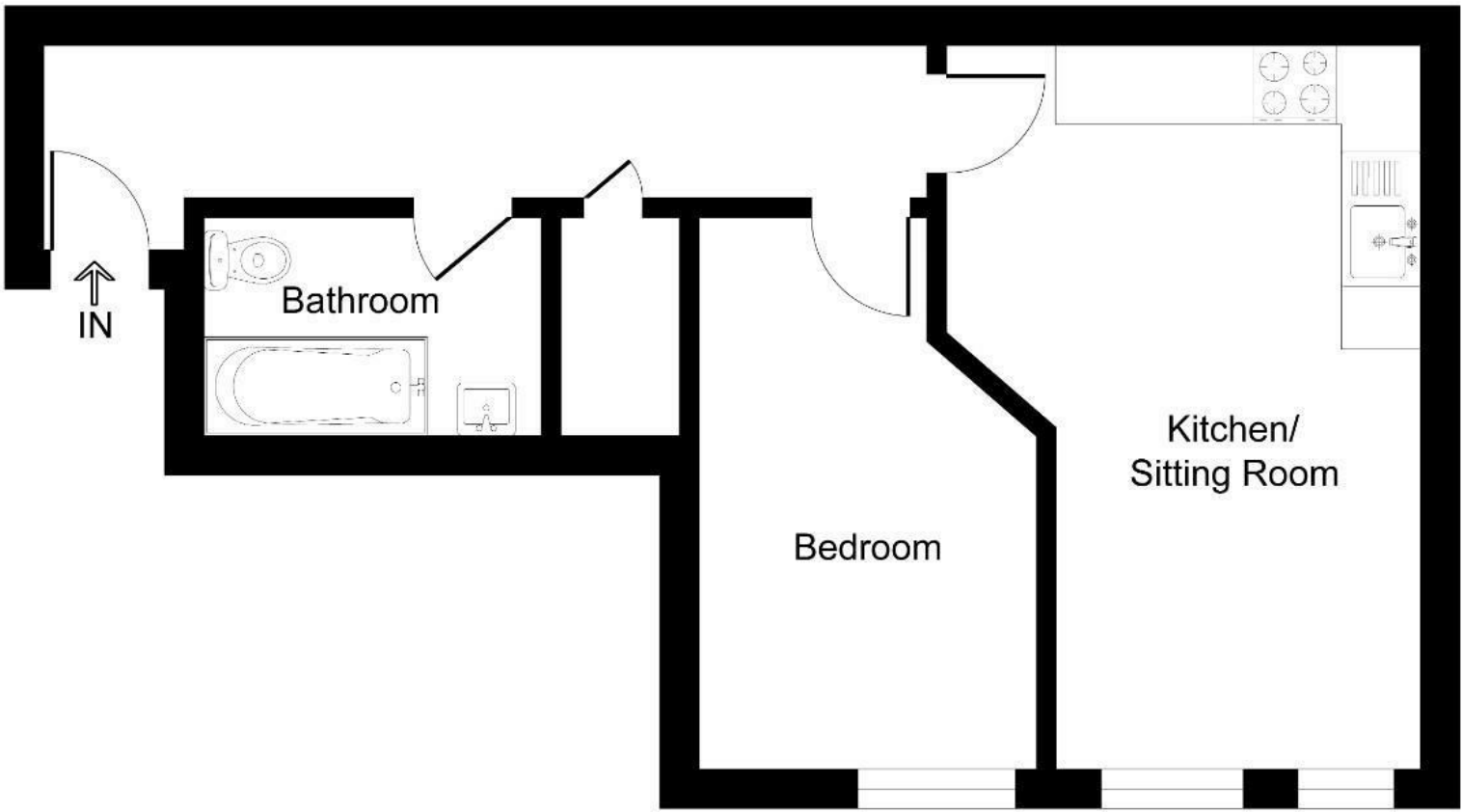
## MANAGEMENT/SERVICE CHARGES

Understood by the owner to be in the region of £700 per annum together with a further ground rent payment of approximately £250 per annum. Further details to be supplied by the seller.

## 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: A



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	46
(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.