



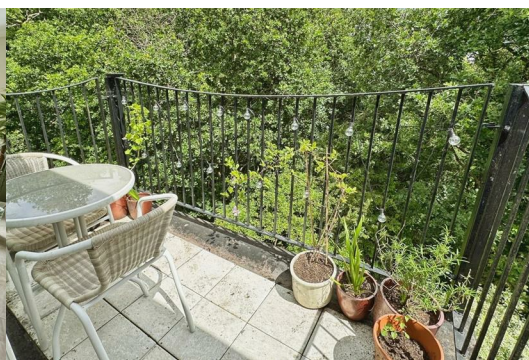
11 Canterbury Court, Duchess Way

Stapleton, Bristol, BS16 1BY

£220,000



Hunters are delighted to offer for sale this lovely spacious 2 bedroom apartment set with the popular Duchess way estate acquiring good access into Bristol centre and the M32 with Snuff Mills within walking distance offering scenic river walks. This light and airy flat would be a great first time buyer home with accommodation briefly comprising, a generous lounge/diner, a balcony having a lovely rear aspect, a modern fitted kitchen, 2 bedrooms, a modern bathroom and separate cloakroom. Further benefits include, double glazed windows, electric heating, and a good size single garage located in a nearby block. An internal viewing is highly recommended.



ENTRANCE

Communal entrance door to...

COMMUNAL LOBBY

Flat 11 is located on the top floor via door to...

LOBBY

Wood grain laminate floor, access to loft space, built in storage cupboard with shelving, separate built in cupboard housing hot water cylinder, wall mounted entry phone system.

LOUNGE/DINER 18'4" x 12'1" (5.61m x 3.70m)

Wall mounted fitted electric heater, double glazed sliding doors to rear onto balcony with pleasant outlook and views, wood grain effect laminate flooring, space and area for dining table and chairs.

KITCHEN 11'9" x 9'3" (3.58m x 2.82m)

Double glazed window to rear having pleasant outlook and views, modern fitted kitchen with base and wall fitted units having tiled splash back and roll top working surfaces incorporating a single bowl sink, fitted electric hob with oven and extractor over, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer.

BALCONY

Has area for seating having pleasant outlook and views onto nearby trees and communal gardens.

BEDROOM 1 14'7" x 9'3" (4.47m x 2.82)

Double glazed window to front, wall mounted fitted electric heater, wood grain effect laminate flooring, built in storage area with hanging space.

BEDROOM 2 9'4" x 7'10" (2.87m x 2.39m)

Double glazed window to front, wall mounted fitted electric heater, wood grain effect laminate flooring.

BATHROOM

Modern suite comprising of paneled bath with contemporary fitted taps and overhead Triton electric shower, pedestal wash hand basin, tiled throughout.

SEPERATE CLOAKROOM

Low level WC, wall mounted wash hand basin and tiled flooring.

COMMUNAL GARDENS

The property benefits from having attractive communal gardens with many lawned areas having attractive planting borders.

GARAGE 16'7" x 8'5" (5.07m x 2.58m)

Located within a nearby block (number 11) with up and overdoor, power and light.

TENURE

The remainder of a 999 year lease. There is a service charge payable of £600.00 every 6 months to include buildings insurance, upkeep of grounds and maintenance of the block. There is also a annual ground rent payable of £15.00.

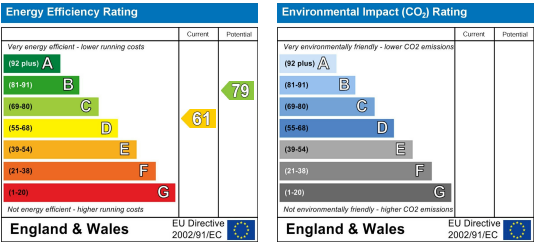
AML (Anti money laundering)

“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



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.