

HUNTERS®

HERE TO GET *you* THERE



Flat 8 The Old Post Office, 786 Fishponds Road

Fishponds, Bristol, BS16 3TT

Fixed Asking Price £160,000



Hunters Estate Agents - Fishponds Office are delighted to offer this 2 bedroom top floor flat within this period conversion, in the heart of Fishponds. CASH BUYERS Only. Requiring general refurbishment and modernisation throughout, alongside cosmetic redecorations. This converted flat forms part of the 'Old Post Office' conversion which retains considerable character and a unique atmosphere. This Top floor flat, above the Old Post Office Tavern offers direct access onto thriving Fishponds' High Street. This unique apartment features many natural wood block floors and high 3m ceilings contributing to the sense of space and modern industrial style. Located in the heart of Fishponds, moments from a range of independent retailers, services, eateries and cafes. The property is within just two miles of the M32 with its access to M4 & M5 motorway networks. The UWE Glenside campus is within half a mile. Hunters Exclusive - recommended viewing.



ENTRANCE

Communal entrance door into...

Communal hall, stairs and landing. Private entrance door into flat 8.

HALL

Feature parquet flooring, concealed ceiling spotlights, radiator, entry phone handset.

OPEN PLAN ARRANGED LOUNGE/KITCHEN/DINING ROOM

15'0" x 15'5" (4.58m x 4.72m)

Fitted with a range of high gloss effect fronted wall, floor and drawer storage cupboards with built in oven, gas hob and extractor, space for dishwasher and fridge, single drainer stainless steel sink unit, wood block effect working surfaces, concealed ceiling spotlights, radiator, impressive dual aspect ceiling height windows, Worcester 241 junior gas fired boiler for domestic hot water and central heating (not tested)

BEDROOM 1 9'2" x 11'5" (2.81m x 3.49m)

Parquet wood block flooring, ceiling height window to rear.

BEDROOM 2 11'6" x 7'3" (3.51m x 2.21m)

Radiator, ceiling height window to rear, parquet wood block flooring.

BATHROOM 11'6" x 4'11" (3.51m x 1.51m)

White suite of paneled bath, low level WC and pedestal wash basin, extractor fan, parquet wood block flooring, concealed ceiling spotlights, built in thermostatically controlled shower, heated towel rail.

TENURE

Understood to be the remainder of a 999 year lease from 2004. There is currently a monthly service charge payable in the region of £160.00 per month to include buildings insurance cover to the Managing Agents: DNA property Management Services (29 Great George Street Bristol BS1 5QT). Please check these details with the Estate Agents prior to purchase.

AML

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.

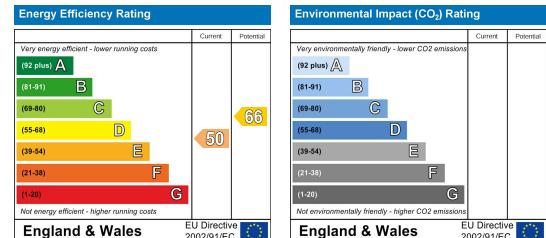
Area Map



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.