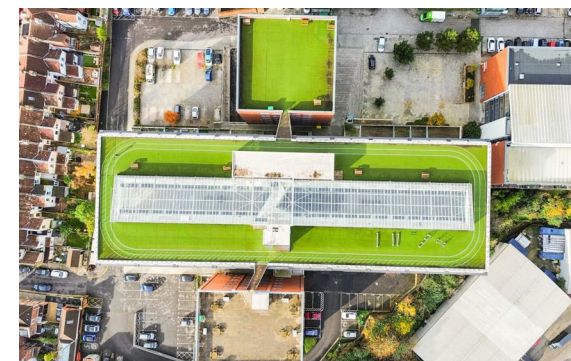




Skypark Road, , Bristol, BS3 3NL

- No Onward Chain
- Open Outlook
- Well Presented Throughout
- Integral Appliances
- Fifth Floor
- Desirable Location
- Electric Heating
- Double Bedroom

£169,950



Skypark Road, , Bristol, BS3 3NL

DESCRIPTION

Hunters present to the market this well appointed one bedroom apartment on the fifth floor in the desirable Airpoint development. Sitting on the fifth floor overlooking the rear of the development the property is sure to prove perfect for any first time buyer or investor looking for an apartment thats ready to go.

The internal accommodation comprises of a double bedroom, complete with built in wardrobe, a three piece bathroom thats tiled throughout and handy airing cupboard which houses the water tank and washing machine. Completing the accommodation is the living space, which boasts floor to ceiling windows and complete 'Pepper' kitchen to include a built in fridge/ freezer and dishwasher.

Airpoint offers lift access to all floors, including the running track and BBQ area situated on the roof of the building. It sits just off West Street, an area know for is amenities to include takeaways, convenience store and gym. For those requiring access links there are numerous bus stops on West Street and Parson Street station sits just 300 yards away, whilst Temple Meads is 1.4 miles away.

TENURE

Leasehold

LEASE DETAILS

Balance of a 999 year lease from 2010

Ground Rent - £250.00 per annum

Maintenance Charge - £1,592.00 per annum

COUNCIL TAX BAND

A

EPC BAND -C - Please see below link for full EPC;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0246-2815-7094-9896-5135>

kitchen/ living room

15'3" x 12'6"

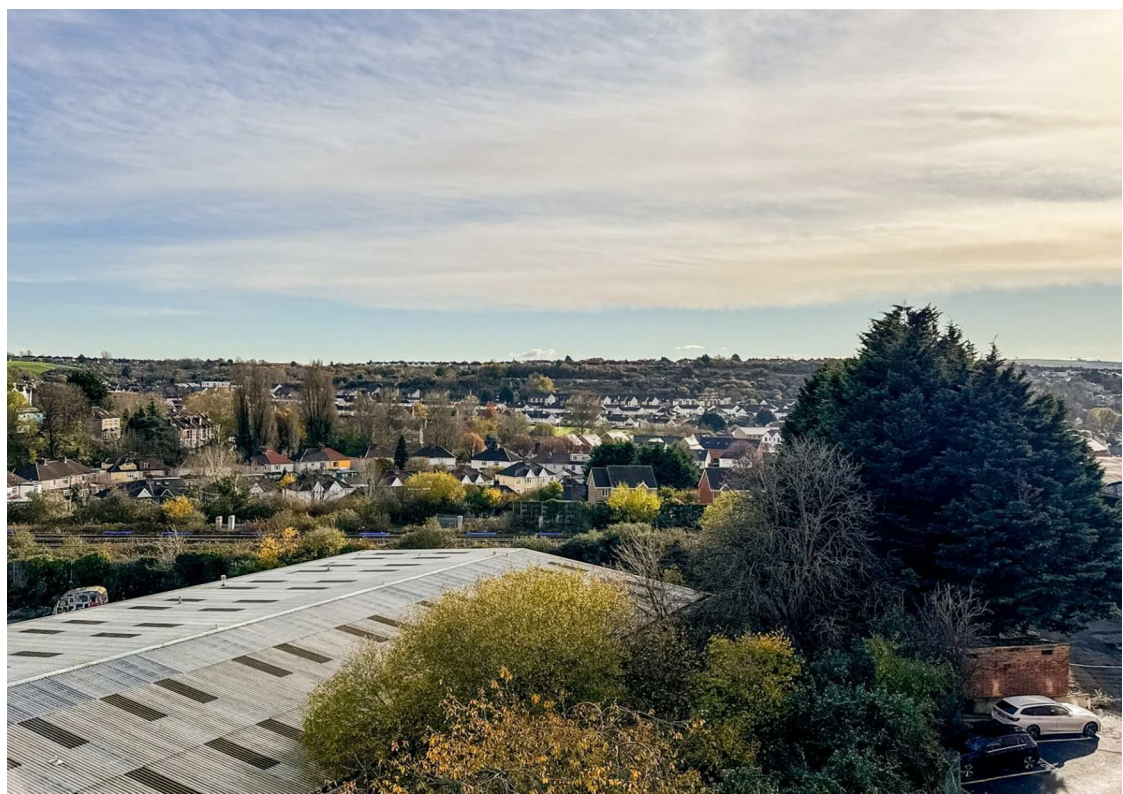
bedroom

10'0" x 9'9"

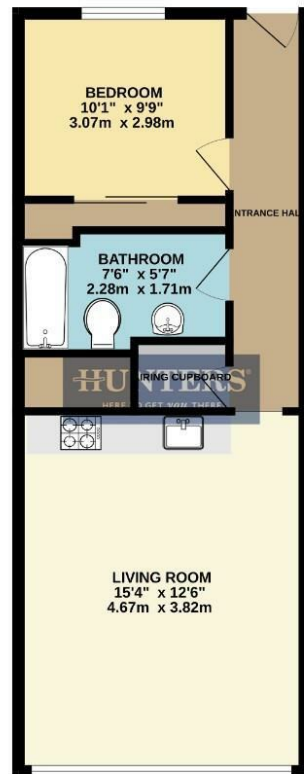
bathroom

7'5" x 5'9"





FLOOR SPACE
491 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA - 491 sq.ft. (45.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.



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