



## Skypark Road, , Bristol, BS3 3NG

- Ground Floor
- Ideal For FTBs
- Built In Wardrobes
- Popular Development
- EPC Band C
- Secure Allocated Parking Space
- Superb Location
- Integral Appliances
- Just Off West Street
- NO ONWARD CHAIN!

**Asking Price £240,000**





# Skypark Road, , Bristol, BS3 3NG

## DESCRIPTION

Hunters are pleased to offer for sale this immaculate two bedroom first floor apartment in the popular 'Airpoint' development situated just off West Street, Bedminster. Offered to the market with no onward chain and an allocated parking space the apartment is sure to prove ideal for those buyers just starting on their property journey or perhaps an investor looking for a property ready to let.

Internal accommodation comprises of a spacious open plan kitchen/ diner offered with an open aspect, the kitchen offers a range of units with contrasting worktops, further benefits include integral appliances to include a dishwasher and fridge/ freezer. There are two double bedrooms, finishing off the accommodation is the three piece family bathroom. There is also a secure allocated parking space.

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 - £2660.00 per annum

### COUNCIL TAX BAND

B

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2231-3490-2505-3525>

### lounge/ diner

20'10" x 19'5"

### bedroom one

10'11" x 9'6"

### bedroom two

10'11" x 9'3"

### bathroom

8'11" x 5'8"







GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 594 sq.ft. (55.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix C5024

### Viewings

Please contact [bedminster@hunters.com](mailto: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.



165 East Street, Bedminster, BS3 4EJ  
Tel: 0117 953 5375 Email: [bedminster@hunters.com](mailto:bedminster@hunters.com) <https://www.hunters.com>

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.

