



## Skypark Road, Bristol

- No Chain
- Superb Location
- Modern Kitchen
- Ideal For First Time Buyers
- Extended Lease term
- Low Running Costs
- Top Floor Apartment
- Open Plan Living Space
- Stones Throw To South Street Park

**Asking Price £179,950**



**Tenure: Leasehold**

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# Skypark Road, Bristol

## DESCRIPTION

We are pleased to offer For Sale this spacious one bedroom top floor apartment in the ever popular '21 West' development. Offered to the market in great condition throughout & no chain its sure to prove ideal for any first time buyer or investor looking for a well appointed apartment in this super location.

Internally you are greeted by the large hallway, this opens to the double bedroom which offers a built in wardrobe. The bathroom boasts a three piece suite and is partially tiled. Perhaps the standout feature of this apartment is the living space, which affords a view over West Street and South Street park beyond. The kitchen itself is fitted with a modern suite with contrasting worktops.

Sitting just off West Street which offers great access links and a variety of shops, cafes & restaurants the property is also a stones throw from South Street park whilst the vibrant North Street sits just a 10 minute walk away. The apartment offers secure access and with extremely low maintenance charges its sure to suit first time buyers.

BEDROOM 11' 3" x 8' 7" (3.43m x 2.62m)

BATHROOM 7' 2" x 5' 10" (2.2m x 1.8m)

OPEN PLAN KITCHEN/ LIVING ROOM 18' 0" x 13' 1" (5.5m x 4.0m)

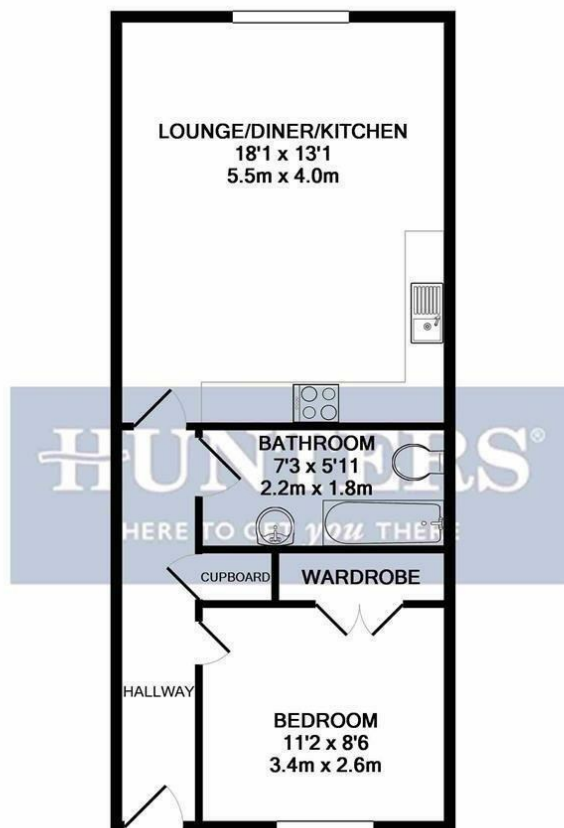
We understand from our vendor that the following charges apply;  
Balance of a 189 year lease from 2007  
Maintenance charge & ground rent - £780.86 combined.

COUNCIL TAX BAND  
A

EPC BAND - C - Please see below link for full EPC report;  
<https://find-energy-certificate.service.gov.uk/energy-certificate/8017-6722-7360-1718-1906>



Council Tax: A



TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

165 East Street, Bedminster, BS3 4EJ

Tel: 0117 953 5375 Email:

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			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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

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