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4 Fairway Apartments, Fairway, Bristol, BS4 5EL

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£290,000

Welcome to Fairway Apartments, a delightful residence located in Brislington, Bristol. This property has NO ONWARD CHAIN, making it an ideal choice for both first-time buyers and those looking to downsize.

As you step inside, you will be greeted by a spacious layout that maximises comfort and functionality. As well as the shower room, the main bedroom also features an ensuite bathroom. Additionally, the property boasts an abundance of inbuilt storage space, ensuring that your living area remains organised.

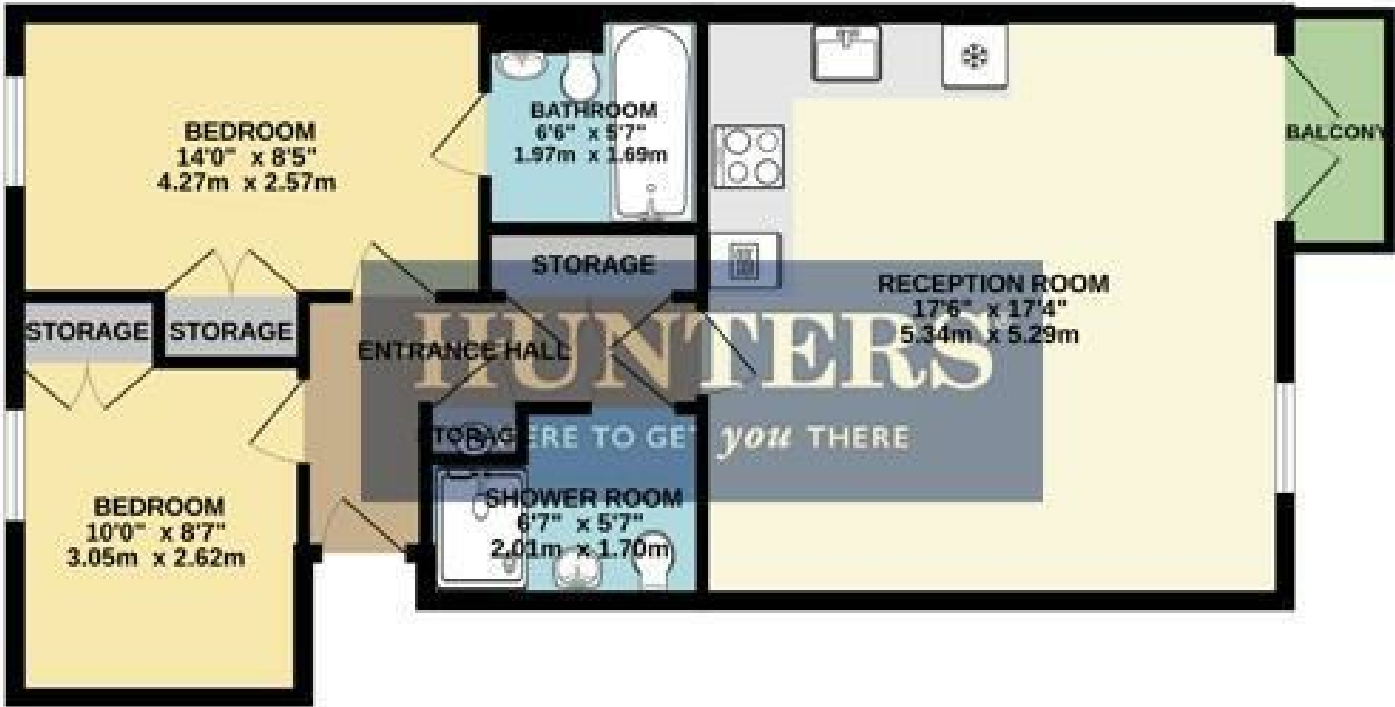
One of the standout features of this apartment is the lovely balcony that overlooks the Knowle Golf Course. This outdoor space is perfect for enjoying your morning coffee or unwinding after a long day, all while taking in the stunning scenic views that surround you.

For added convenience, the property includes an allocated parking space, making it easy for you and your guests to come and go without the hassle of searching for parking.

Fairway Apartments is not just a home; it is a home that offers both comfort and convenience in a beautiful setting. Do not miss the chance to make this wonderful property your own. Contact us today to arrange your internal viewing.

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GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 640sq.ft. (59.5 sq.m.) approx.

While 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 Interplan (2022)

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		
	82	82
EU Directive 2002/91/EC		
England & Wales		

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

Communal Entrance

Secure entrance via key and intercom system, Stairs to first floor.

Entrance Hall

Entrance door to side elevation, Intercom system, Doors to rooms, Laminate flooring.

Lounge/Kitchen

Double glazed window to rear elevation, Double glazed double doors opening to Balcony, Wall and base units with worksurfaces above, Integrated fridge freezer, Integrated dishwasher, Integrated oven, Hob and extractor fan above, Radiator, Laminate flooring.

Balcony

Double glazed double doors opening to balcony, Overlooking Knowle Golf Course.

Bedroom One

Double glazed window to front elevation, Inbuilt wardrobe, Door to Ensuite, Radiator, Carpet.

Ensuite Bath Room

Panelled bath with shower over, Wash hand basin, Low level W/C, Heated towel rail, Tiled floor.

Bedroom Two

Double glazed window to front elevation, Inbuilt wardrobe, Radiator, Carpet.

Shower Room

Shower cubicle, Wash hand basin, Low level W/C, Heated towel rail, Tiled floor.

Storage Cupboard

Inbuilt storage cupboard, Equipped with washing machine, Laminate flooring.

Bike Storage

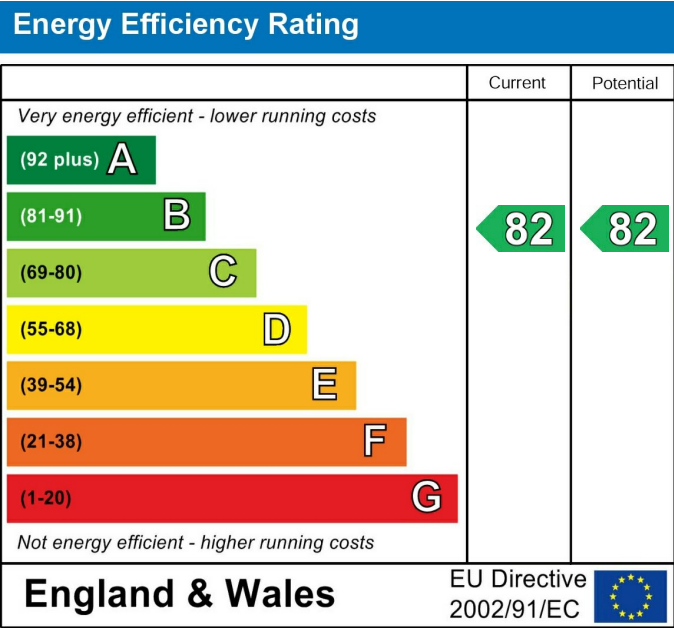
Situated to side elevation.

Allocated Parking Space

Situated to front elevation, providing parking for one vehicle.

Tenure

Leasehold- It is understood the property is leasehold, 999 years, 985 years remaining, started in 2013 with a ground rent of £352 per annum and a service charge of £2063 per annum.
Information provided at the time of listing.



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. 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.

