

HUNTERS[®]

HERE TO GET *you* THERE



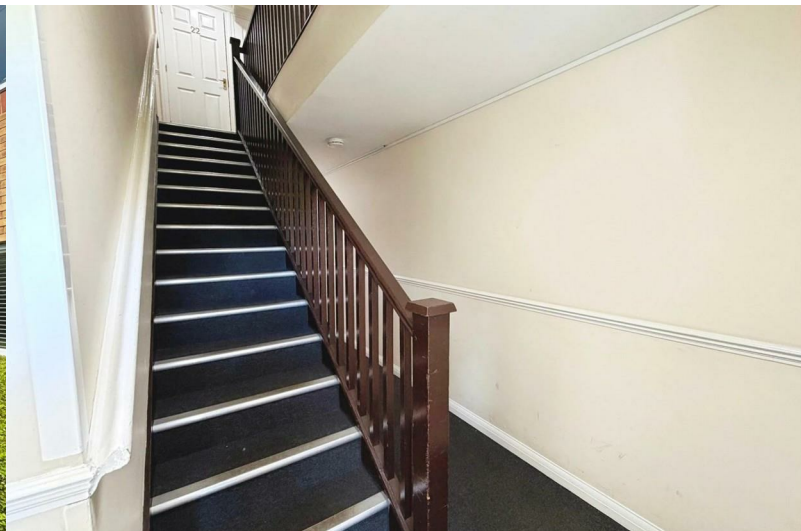
Maxse Road

Bristol, BS4 2JT

£240,000



Council Tax: B



Flat 22, 26, Merrywood Court Maxse Road

Bristol, BS4 2JT

£240,000



Communal Entrance

Secure entrance door via key, Intercom system, Mailboxes, Stairs to first floor.

Entrance Hall

Entrance door to side elevation, Doors to rooms, Storage cupboard housing electrics, Storage cupboard housing water heater, Electric radiator, Carpet.

Lounge

Double glazed window to front elevation, Electric radiator, Carpet.

Kitchen

Wall and base units with work surfaces above, Sink drainer, Integrated oven with electric hob above. Integrated washing machine, Space for upright fridge freezer, Vinyl flooring.

Communal Gardens

Bedroom One

Double glazed window to rear elevation, Door to Ensuite, Electric radiator, Carpet.

Bedroom Two

Double glazed window to rear elevation, Electric radiator, Carpet.

Ensuite Shower Room

Shower cubicle, Low level W/C, Wash hand basin, Vinyl flooring.

Bathroom

Panelled bath with shower over, Low level W/C, Wash hand basin, Vinyl flooring.

Communal Car Park

Allocated parking space.

Tenure

leasehold (leasehold)

This property is leasehold with 100 years remaining. There is a service charge of £1946 per annum and a ground rent of £250 per year.

The EPC rating is E and the council tax band is B.



Road Map



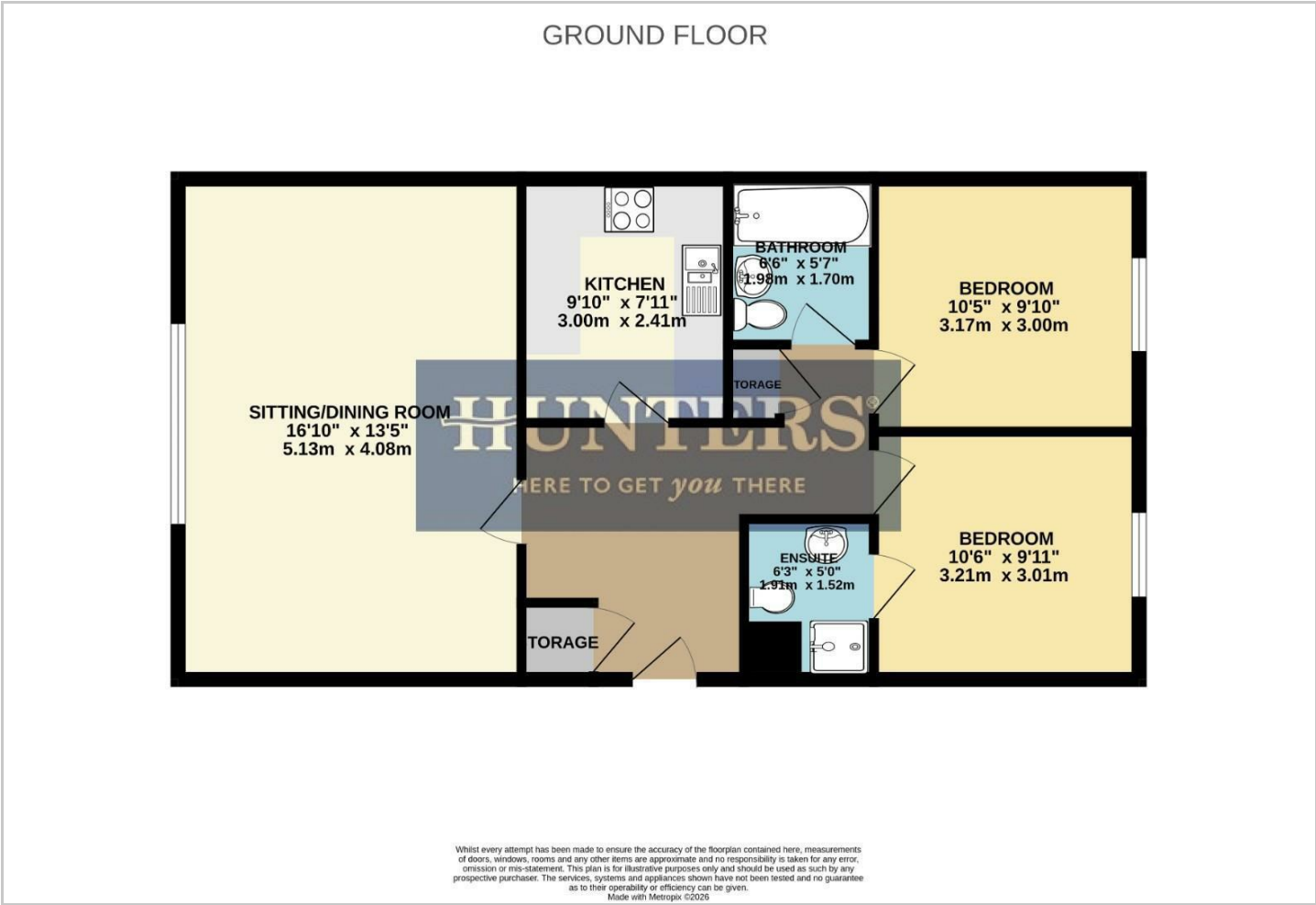
Hybrid Map



Terrain Map



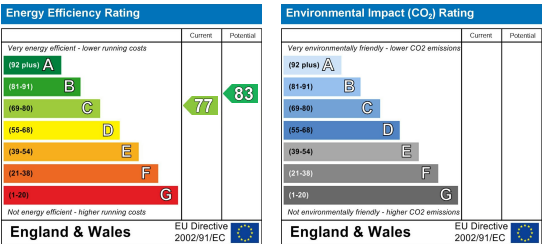
Floor Plan



Viewing

Please contact our Hunters Knowle (Bristol) Office on 0117 972 3948 if you wish to arrange a viewing appointment for this property or require further information.

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.