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SALES • LETTINGS • MANAGEMENT

Flat 16, Purdy Court New Station Road, Fishponds, Bristol, BS16 3RT

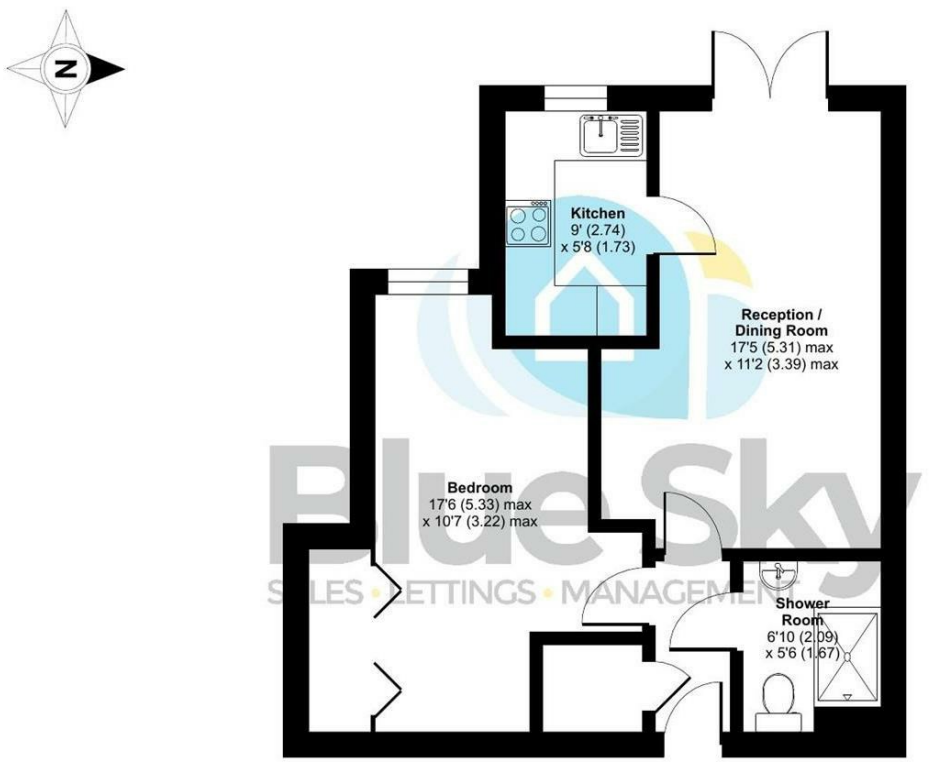
£140,000



New Station Road, Bristol, BS16

Approximate Area = 482 sq ft / 44.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1530696

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



1 1 1 C

Council Tax Band: C | Property Tenure: Leasehold

NO CHAIN! OVER 60'S GROUND FLOOR APARTMENT! Welcome to this delightful one-bedroom ground floor apartment located in the popular Purdy Court, Fishponds, Bristol. This charming residence is specifically designed for those over the age of 60, offering a perfect blend of comfort and community living. As you enter the apartment, you are greeted by a welcoming hall that leads into a spacious lounge/diner boasting French doors that lead onto the communal garden. The well-appointed kitchen provides a functional space for meal preparation. The bedroom is a peaceful retreat with built in wardrobe and the shower room adds to the convenience of this lovely home. One of the standout features of this property is the absence of no chain, allowing for a smooth and straightforward purchase process. Residents can enjoy the beautifully maintained secure communal grounds, perfect for leisurely strolls or socialising with neighbours. The development also boasts a residents car park, ensuring easy access for those with vehicles. In addition, Purdy Court offers a range of communal facilities, including a kitchen, laundry room, lifts for easy access and a guest room for visitors. This fosters a sense of community, with opportunities to engage in various activities and events designed for residents. Situated close to local amenities, this apartment provides the perfect balance of tranquillity and convenience. Whether you are looking to downsize or seeking a vibrant community to be a part of, this retirement apartment in Fishponds is an excellent choice. Do not miss the opportunity to make this charming property your new home.





Front
Access to the building via secure entry phone system.

Entrance Hall
Door to apartment, storage cupboard housing hot water tank and light, emergency pull cord, entry phone system.

Lounge/Diner
17'5 max x 11'2 max (5.31m max x 3.40m max)
Double glazed French doors to communal garden, electric heater, electric fire and surround, emergency pull cord, storage cupboard housing fuse board and electric meter.

Kitchen
9' x 5'8 (2.74m x 1.73m)
Double glazed window to rear, wall and base units with worktops over, sink and drainer, wall mounted heater, emergency pull cord, tiled splash backs, space for under worktop small fridge/freezer, space for additional appliance, electric oven and hob, cooker hood. No plumbing for washing machine.

Bedroom
17'6 max x 10'7 max (5.33m max x 3.23m max)
Double glazed window to rear, electric heater, built-in wardrobe, emergency pull cord.

Shower Room
6'10 x 5'6 (2.08m x 1.68m)
W.C, heated towel rail, vanity wash hand basin, walk-in shower, bathroom cabinet, wall mounted heater, extractor fan, tiled walls.

Residents Carpark
Residents and visitors car park. First come, first serve basis.

Communal Garden
Secure communal garden for the use of residents.

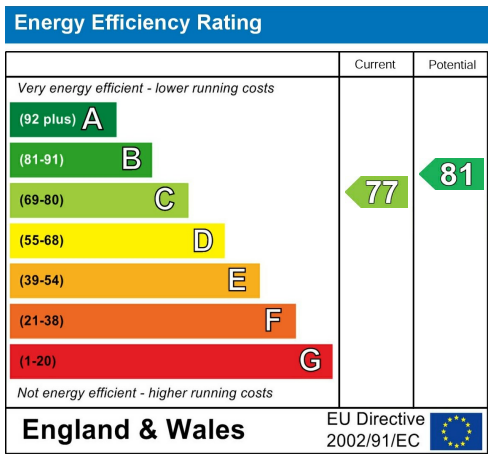
Communal Areas
Residents have use of a communal lounge, kitchen, lifts and laundry room. There is also a guest room for visitors to stay.

Agent Note
The vendor has advised the lease length remaining is 102 years. The current annual service charge is £2,267.04 which includes buildings insurance and water. The service charge is reviewed yearly. The current annual ground rent is £833.37.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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