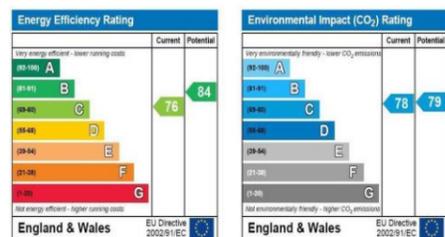


TOTAL APPROX. FLOOR AREA 734 SQ.FT. (68.2 SQ.M.)

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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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Airpoint, Skypark Road, Bedminster, Bristol, BS3 3NQ

Sixth Floor Apartment | Allocated Parking Space | Views Over The City | Newly Installed Kitchen
Ensuite To Master | Three Piece Family Bathroom | Immaculate Throughout | Popular Location

Asking Price: £265,000

Hunters 165 East Street, Bedminster, Bristol, BS3 4EJ | 0117 953 5375
bedminster@hunters.com | www.hunters.com

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DISCLAIMER
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



**Airpoint, Skypark Road,
Bedminster, Bristol, BS3 3NQ**

Hunters BS3 present for sale this light, bright and airy two bedroom sixth floor apartment in the popular Airpoint development. Having been lovingly updated by the present vendors over the last 2 years 614 Airpoint is sure to prove ideal for any first time buyers or couples looking for a high spec apartment with beautiful views over the city.

Internally the flat offers a lovely open plan living/ diner with views over the city, its fitted with a new modern kitchen, to include all mod cons including a 5 pan induction hob and kettle tap whilst still offering ample unit space. The two bedrooms will comfortably fit double beds whilst the master offers an ensuite shower room, there is also a separate three piece bathroom and airing cupboard. The apartment offers an allocated parking space and being within Airpoint you get use of the running track, BBQ area and game area situated on the eight floor. Please call Hunters BS3 to arrange an internal viewing of this beautiful apartment.

We understand from our vendor that the following charges apply;

- Balance of a 999 year lease from 2008
- Maintenance Charge - £559 payable per quarter
- Ground Rent - £250 per annum

KITCHEN/ LIVING ROOM
7.5m (24' 7") x 4.3m (14' 1")

BEDROOM ONE
4.0m (13' 1") x 3.3m (10' 10")

BEDROOM TWO
3.71m (12' 2") x 2.69m (8' 10")

OPENING HOURS
Monday - Friday: 9am - 5.30pm
Saturday: 9am - 4pm
Sunday: Closed

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.

