

QUARRY COURT

Bristol, BS16



QUARRY COURT

Bristol, BS16

Description

Apartment 4, Quarry Court offers a fabulous opportunity for independent living within a well regarded retirement complex.

Once inside the property, the notably spacious hallway allows wheelchair access to all rooms if required, whilst also housing a useful cloaks cupboard with fitted rail, alongside a sizable airing cupboard with wooden shelving.

The lounge, dining area is well proportioned and benefits from an abundance of light from the fabulous floor-to-ceiling windows with door to a decked balcony with glass balustrade, as well as modern décor and carpets. The adjacent kitchen is fully fitted with a range of dark base and wall units with contrasting light worktop and stylish tiled splashbacks. Further benefits include a raised electric oven, separate induction hob with overhead extractor fan, as well as a stainless steel sink with mixer tap. It is noted that the white goods are freestanding and included at the guide price.

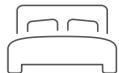
The master bedroom is fantastically proportioned with a pleasant outlook and an abundance of space for freestanding furniture. The adjacent wet room is accessed via doors from both the bedroom and hallway, offering great flexibility to accommodate guests. The room itself is predominantly tiled with lino flooring and a wall mounted shower with fitted curtain. Adjacent to this there is a low level w/c with nearby wash hand basin, with mirror and shaving point. The guest bedroom is located along the hall and of good size. The apartment benefits from efficient electric wall mounted heater and UPVC double glazing.

Situation

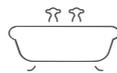
Located in a quiet backwater in the well known area of Fishponds, the apartment is fabulously located within easy reach of local amenities. Bristol's Southmead Hospital is only 5 miles away, whilst Bristol Parkway Train Station is 3.7 miles. Road links are found via the M32 at Junction 1 and M4 at Junction 19 respectively.

Outside

Quarry Court itself has been planned to facilitate the specific needs of each resident within an established community, which has been thoughtfully and sympathetically designed. Apartment 4 is accessed via a smart communal hallway with both stairwell and lift facility.



2



1



1



C



Key information

Local Authority Bristol City Council

Services This is a leasehold property running for 125 years from 1 May 2016

Ground rent: £250 per annum

Service Charges: £2,918 per annum paid monthly

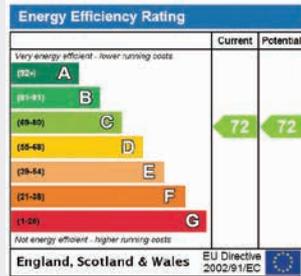
Agents note: There is a fee payable to the freeholder on resale. Further information available in due course.

£250,000

Directions

Quarry House is a modern home located within the community of Fishponds, Bristol. The home is tucked away in a quiet residential area, on Adelaide Place, just off Channons Hill, within easy reach of Fishponds Road and all its amenities.

EPC

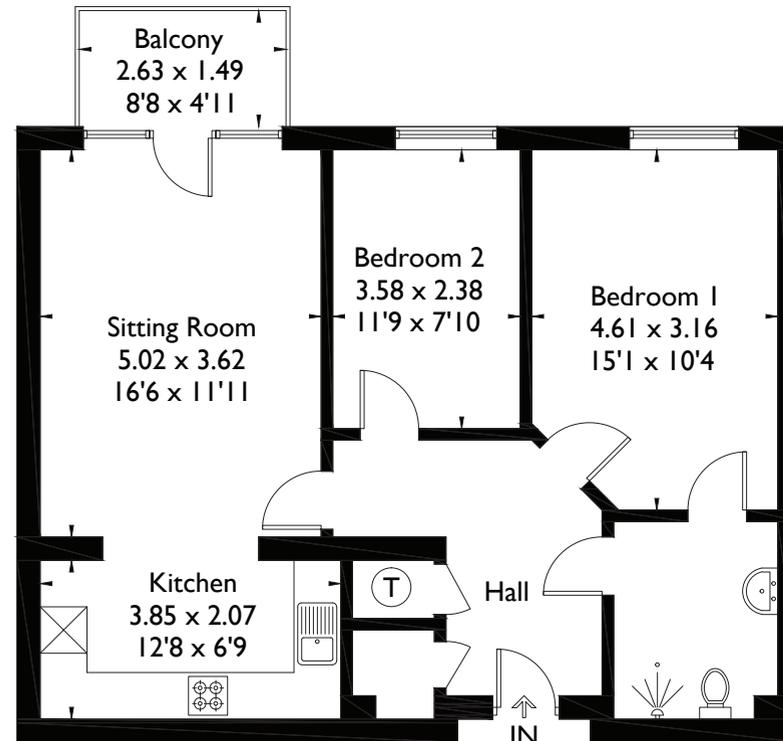


For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/ shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 5th Floor, UK House, 180 Oxford Street, London W1D 1NN

Quarry Court, Station Avenue, Bristol

Approximate Gross Internal Area
69.2 sq m / 745 sq ft



Ground Floor

Illustration for identification purposes only. Not to scale
Ref: 208386

Approximate gross internal area.

Tel: 01173 691035

Email: bristol@hamptons-int.com

