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**greenwoods**  
INDEPENDENT ESTATE AGENTS

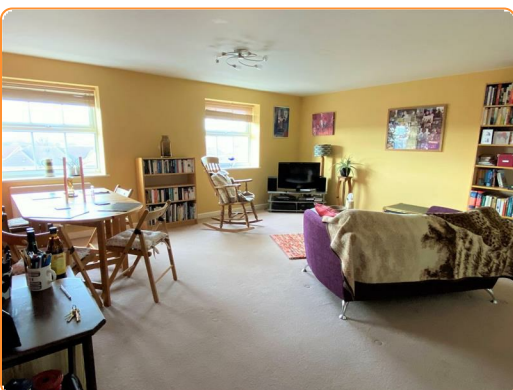
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## Top Floor Flat, Flat 20 Jubilee Court, Wick Road, Bristol, BS4 4QD

**£210,000**

A most impressive and incredibly spacious two bedroom apartment boasting far reaching views across the city and being ideally situated for the local amenities of Sandy Park Road with its direct routes to the city. In brief, the accommodation comprises communal hall with intercom controlled entry phone system, lobby area with a private door into the hallway, spacious lounge/dining room with a good sized fitted kitchen off, two spacious bedrooms with the master having an ensuite shower room and the bathroom. The property further benefits double glazing, gas central heating, secure parking, bike store and access from the rear into Nightingale Valley. Offered for sale with no onward chain this fantastic apartment is guaranteed to generate a huge deal of interest, therefore an early viewing is highly recommended.



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## Accommodation Comprises

### Communal Entrance

Intercom entrance door to:-

### Communal Hall

Stairs to third/top floor, communal door to:-

### Communal Lobby

Private entrance door to:-

### Hall

Intercom entry phone, doors to accommodation, radiator, full height storage cupboard and additional cupboard housing hot water tank.

### Lounge/Dining Room 16'5" x 16'6" (5.02m x 5.05m)

uPVC double glazed windows to front aspect with extensive city views, two radiators, door to:-

### Kitchen 13'3" x 7'8" (4.05m x 2.34m)

Opaque uPVC double glazed window to side aspect, fitted with a range of wall, base and drawer units with roll edge worksurfaces, electric oven and gas hob with concealed extractor fan over, stainless steel single drainer sink, tiled splashbacks, space for fridge/freezer and washing machine, radiator.

### Bedroom One 10'7" x 12'11" (3.25m x 3.95m)

uPVC double glazed window to front aspect, radiator, door to en suite.

### En Suite Shower Room 6'11" x 5'9" (2.11m x 1.76m)

uPVC opaque double glazed window to side aspect, white suite comprising corner shower cubicle, wash hand basin, low level w/c, radiator, extractor fan.

### Bedroom Two 13'0" max x 9'1" (3.97m max x 2.78m)

uPVC double glazed window to front aspect, radiator.

### Bathroom 5'3" x 6'2" (1.62m x 1.90m)

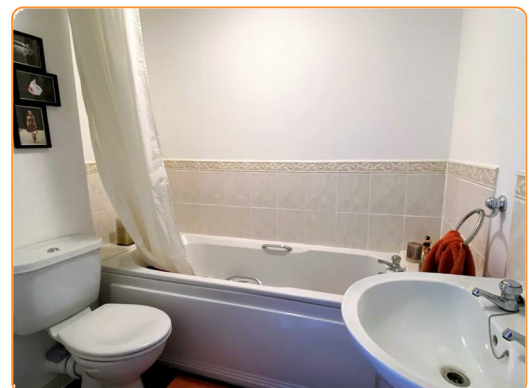
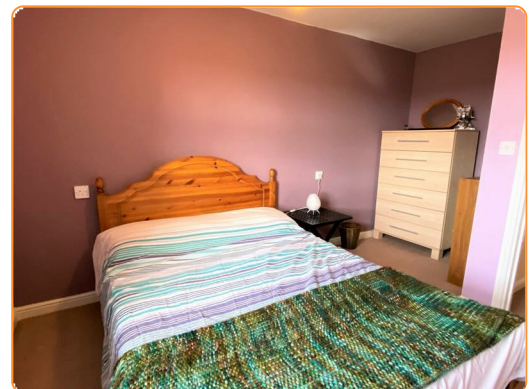
White suite comprising panelled bath, low level w/c, pedestal wash hand basin, radiator, extractor fan.

### Parking

Gated, secured allocated parking and bike store to the rear of the property

### General

We are informed by the present owner there is a maintenance fee of £103.25 per month and a ground rent of £180 per annum. There are approx 982 years remaining on the lease.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	A	78	79
B	B	79	80
C	C	80	81
D	D	81	82
E	E	82	83
F	F	83	84
G	G	84	85

Not energy efficient - 2008/2012 rating scale   
 EU Directive 2002/91/EC   
 Not environmentally friendly - lower CO<sub>2</sub> emissions   
 EU Directive 2002/91/EC