holbrook moran estate agents

Tel: 0117 965 0099
Email: fishponds@holbrookmoran.co.uk

746 Fishponds Road
Fishponds
Bristol
BS16 3UA



£195,000

1 Bedrooms

Apartment , New Pooles Lodge, Maywood Crescent, Bristol

Holbrook Moran are delighted to present this beautifully presented one-bedroom retirement apartment in the highly regarded New Pooles Lodge. Exclusively for the over 55s, the property offers modern, secure and low-maintenance living with excellent communal facilities and support.

The apartment is accessed via a welcoming entrance hall, which provides access to all principal rooms and benefits from useful built-in storage. The spacious lounge/diner offers a bright and comfortable living space with ample room for both relaxing and dining, while the separate fitted kitchen is well arranged with a range of storage units and practical worktop space.

The generous double bedroom enjoys the added benefit of a built-in wardrobe, creating excellent storage while maintaining a spacious feel. A modern bathroom completes the accommodation, with the apartment presented in excellent condition throughout and ready to move straight into.

New Pooles Lodge has been thoughtfully designed for independent retirement living and offers residents a wealth of communal facilities, including a welcoming residents' lounge with coffee bar and Wi-Fi, beautifully maintained landscaped gardens with seating areas, a guest suite for visiting friends and family, free resident parking and a secure camera entry system. For additional reassurance, the development also benefits from an on-site Lodge Manager and a 24-hour emergency call support system.

Conveniently positioned close to Fishponds High Street, residents can enjoy easy access to a wide range of local shops, cafés, supermarkets, healthcare facilities and regular bus routes into Bristol City Centre. Combining modern accommodation, excellent facilities and a friendly community atmosphere, this superb retirement apartment offers a fantastic opportunity to enjoy secure and comfortable living in one of Fishponds' most sought-after developments.

Accommodation:

Entrance Hall

Living/Dining Room: 18' x 11'5"

Kitchen: 8'9" x 7'6"

Bedroom: 16'4" x 9'5"

Bathroom: 7'3" x 6'2"

Airing Cupboard: 6'8" x 3'1"

Wardrobe: 6' x 5'

(Please note all measurements are approximate)

Tenure: Leasehold (991 years)
Ground Rent:
Service Charge:

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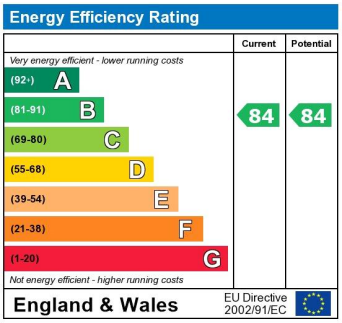


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FIRST FLOOR







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.

Viewing by appointment only
Holbrook Moran - Fishponds Branch
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Tel: 0117 965 0099 Email: fishponds@holbrookmoran.co.uk
Website: https://www.holbrookmoran.co.uk