



Beacon Tower, Fishponds Road, Fishponds

£160,000

- **Energy Rating - D**
- **NO ONWARD CHAIN**
- **Beautifully Presented**
- **Open Plan Living**
- **Outside Communal Seating Area**

- **One Bedroom Apartment**
- **Allocated Parking Space**
- **Built In Appliances**
- **Secure Bicycle Parking**
- **View Across Bristol**

Located in the vibrant and ever-popular area of Fishponds, this modern apartment offers an excellent lifestyle with a fantastic range of amenities right on your doorstep. Nearby cafés include Mi Cafe Su, The Crafty Egg, and FED, whilst local favourites such as Snuffy Jack's micropub and the historic Star pub — known for its live music and impressive beer garden — are just a short walk away, making it a great spot to enjoy evenings with friends.

Fishponds is also perfectly positioned for commuters, offering easy access to the M32 and M4 motorways, as well as convenient bus, cycle, and road links into Bristol City Centre. The area further benefits from a number of well-maintained cycle paths providing traffic-free routes into the city and out towards Keynsham and Bath.

The apartment itself is situated within a modern development with lift access to all floors and enjoys stunning panoramic views across Bristol. The accommodation comprises a bright and spacious open-plan living area with a stylish fitted kitchen featuring an integrated oven, hob, extractor fan, fridge freezer, and washing machine. The double bedroom is light and airy and also benefits from those impressive far-reaching city views, whilst the contemporary shower room is fully tiled.

Further benefits include an allocated parking space, outdoor seating area, bike storage, and NO ONWARD CHAIN, making this an ideal first-time purchase or investment opportunity.

Open Plan Living 20'6" max x 10'1" (6.27 max x 3.08)

Bedroom 15'0" max x 11'7" max (4.58 max x 3.55 max)

Bedroom 10'5" x 5'3" (3.20 x 1.61)

Tenure - Leasehold

Lease Start Date 29/09/2016

Lease End Date 30/06/3015

Lease Term 999 years from and including 1 July 2016 and to and including 30 June 3015

Lease Term Remaining 989 years

Service Charge - £118 pm

Ground Rent - £114 pa

Council Tax Band - A

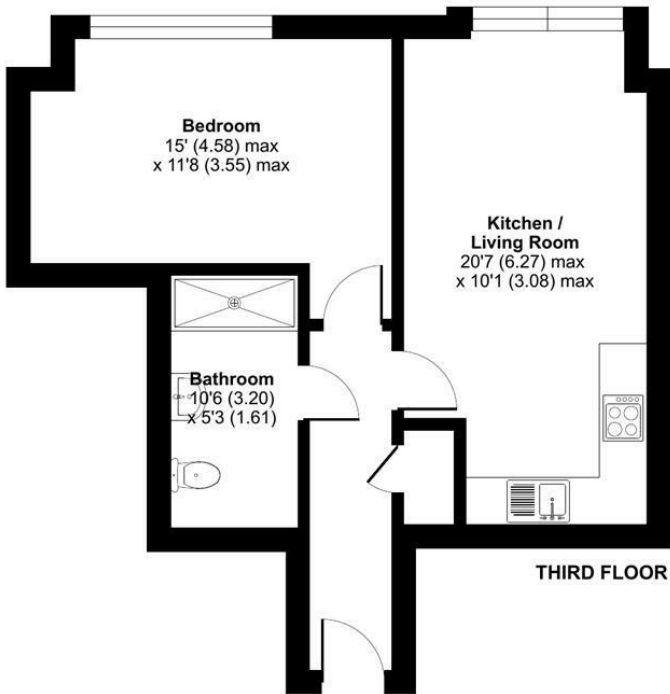






Fishponds Road, Bristol, BS16

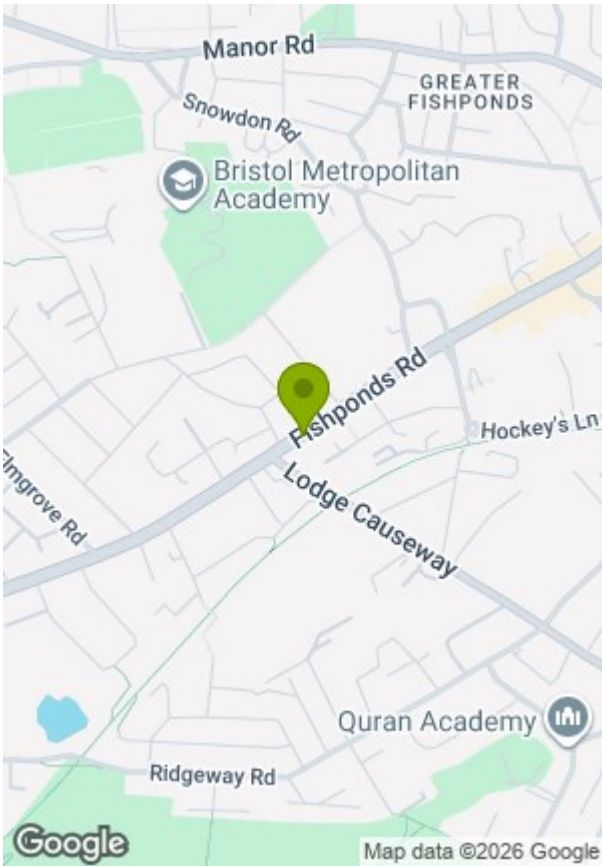
Approximate Area = 472 sq ft / 43.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1456036

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	59	59	(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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