



Purdy Court
New Station Road
Bristol
BS16

Offers in Excess of £125,000

bettermove

New Station Road Bristol

Bettermove are proud to present this 1 bedroom retirement flat in Bristol, welcoming over 60s only.

The property benefits from double glazing, and electric heating throughout, with residents parking available.

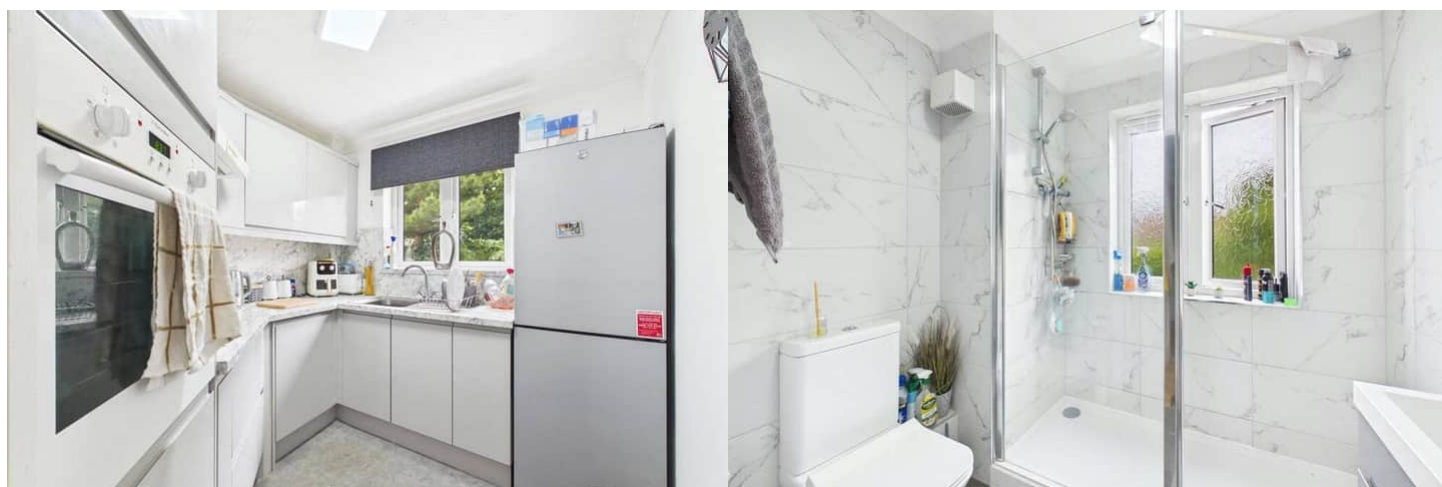
The council tax band is C.

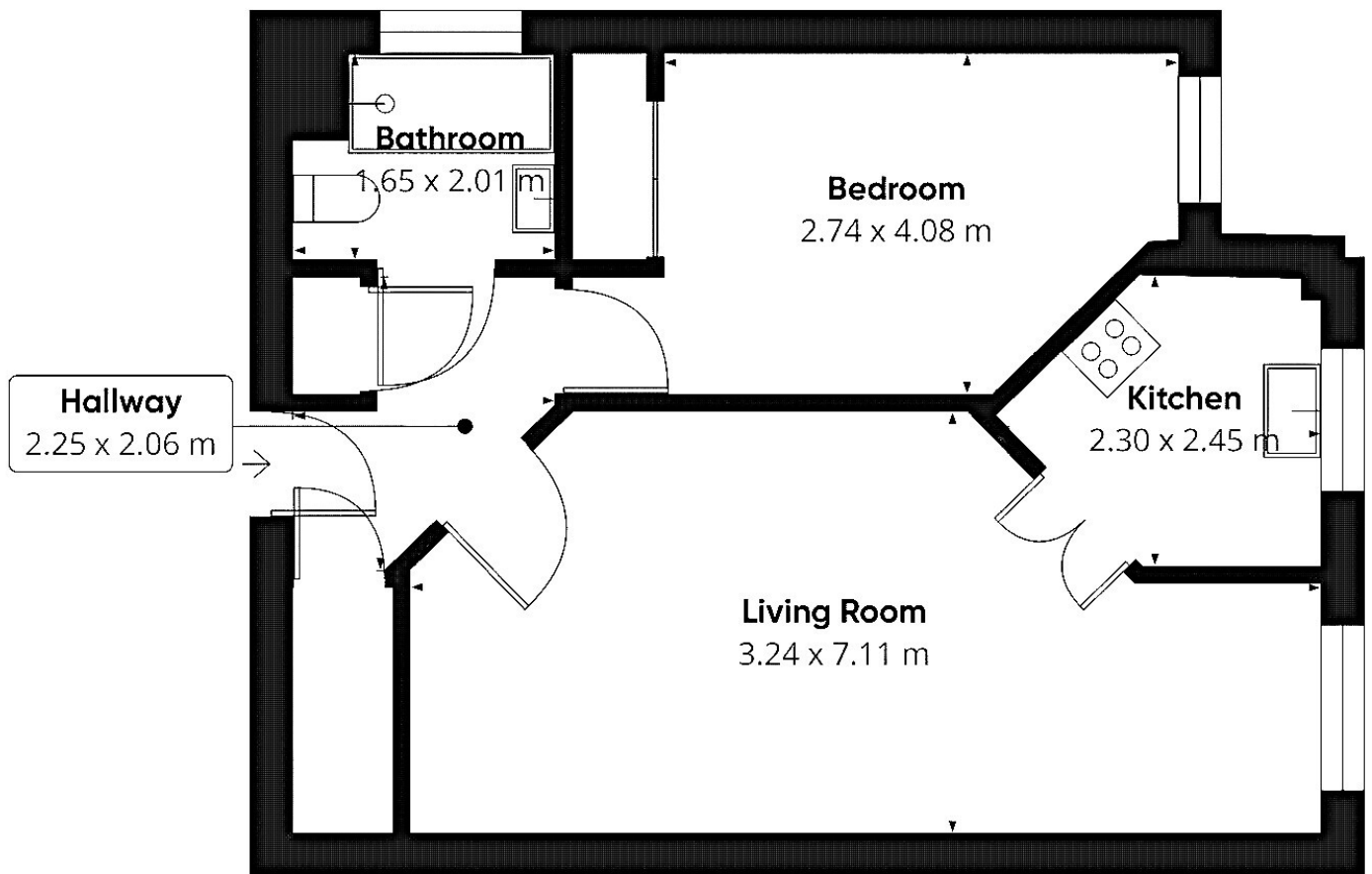
This is a leasehold property with 100 years remaining on the lease; the ground rent is £182.60, paid half yearly, and the service charge is £179.00 per month.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom. The property further benefits from a laundry room, residents lounge, and a communal garden, perfect for enjoying the summer months.

Located in the popular city of Bristol, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Stapleton Road train station, a variety of local bus routes, and quick access to the M32.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	81	83
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	73
England, Scotland & Wales		
EU Directive 2002/91/EC		



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