



Flat 13 Beacon Tower Fishponds Road

Fishponds, Bristol, BS16 3HQ

Asking price £180,000



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Description

This lovely well proportioned second floor apartment in the Beacon Tower development with a light and airy feel, dual aspect windows and much more. Check out the Virtual Tour online and notes!

The property is accessed by well maintained communal areas featuring a lift, entrance hallway leading to lounge/diner with open plan modern kitchen area, 2 double bedrooms and bathroom.

The property also benefits from communal seating areas to the front and bicycle storage!

Conveniently located for local shops, bars and cafe's and originally set up on a 999 year lease.

- 2 DOUBLE BEDROOMS
- DUAL ASPECT DOUBLE GLAZED WINDOWS
- MODERN STYLISH KITCHEN AND BATHROOM
- £155 PCM MONTHLY MANAGEMENT FEES
- **PLEASE NOTE THE FRONT PHOTO IS OF THE BUILDING BEFORE WORKS DUE FOR COMPLETION IN APRIL 2024**
- 2ND FLOOR FLAT
- LIFT & COMMUNAL SEATING AREAS IN BLOCK
- MODERN LIVING
- SET UP ON 999 YEAR LEASE
- WE ARE ADVISED THAT EWS1 WORKS DUE TO COMPLETION MARCH 2024 - SIGN OFF APRIL 2024

In 2020, despite being previously surveyed and noted as fire safe, a re-review of our previous cladding system (EPS) was performed in Australia and the results shared to the global fire governing bodies indicating that this system was in fact not fire retardant in the case of a large fire.

As a result residents all had to immediately install a state of the art fire alarm and heat detection system within the building. Which includes sensors on all windows and communally linked alarm systems to notify all residents within 30 seconds of a fire. This cost has been fully paid by the previous owner, the only ongoing cost now is the testing and maintenance annually of this system which equates to circa £92 per year per flat (Included in the service charge management fee amount)

The residents alongside the management company then lodged an application for funding from the government to remediate the cladding on the external walls. We were one of the first buildings across the UK to be approved for full funding and following a long process the works began in Autumn 2023.

As of 19th February the scaffolding is now coming down at a rate of 2 floors per week, with works forecast to be completed by mid-late March, with final sign off surveys due in April.

The new state of the art cladding system has been approved as one of the safest that can be installed on any highrise building. In addition our architect has noted that energy efficiency of all flats will also be improved by 20% as a result of the updated external wall insulation. This is worth noting, as we as residents of Flat 13 have not turned on any central heating since April 2019 due to the already great warmth retention coming from the south facing double aspect windows and shelter from all predominant winds by surrounding buildings.

The leasehold was acquired in 2016 on a 999 year lease. Ground rent reviews are every 5 years and have increased once in 2021 from £150 per year to £171.66, being only the retail price increase (RPI) calculation. Ground rent has been abolished altogether on purchases of new builds, and parliament are very confident that ground rent for all existing leaseholders will also be removed in the near future.

Service charge and management fees prior to the cladding issues in 2020 were £80 per month, proving that the flat is cheap to run and maintain. During the period of unsafe cladding monthly fees doubled to £155. This was largely due to the increase in building insurance from annually £6k to £30k for the entire building. The insurers have agreed to a review once the cladding works are complete where the price will fall. For context building insurance during the period of high fire risk equated to 1/3 of the entire building budget.

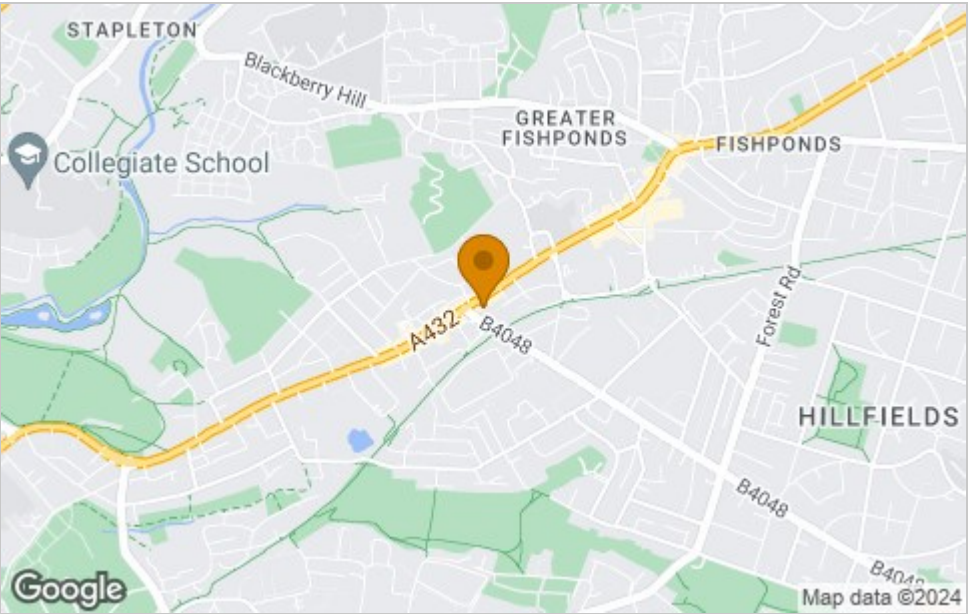
With that being said many of the large costs have already been taken by existing tenants. Plot 13 has the joint largest square meter floor plan in the building and boasts from incredible energy efficiency. Other benefits include ultra fast fibre optic broadband of up to 1.5gb



Floor Plan



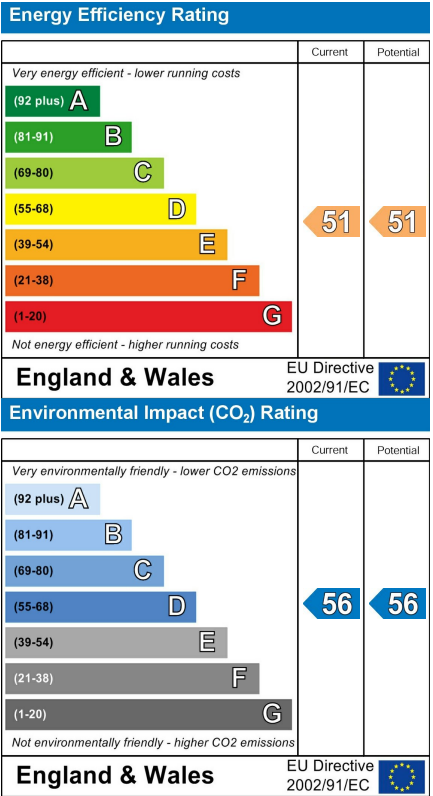
Area Map



Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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