



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

48c Toronto Road, Bristol, BS7 0JP

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£190,000

Quaint One-Bedroom apartment with Modern Comforts. This brilliant one-bedroom apartment offers a delightful blend of modern convenience and understated charm. The recently refitted kitchen and dining area provide a welcoming space for cooking and gathering with loved ones. With gas central heating and double glazing, comfort and practicality is assured. Sold without the complication of an onward chain, this property provides a hassle-free transition for its new owners. As a leasehold property, homeownership is made simple and straightforward. Conveniently situated near local amenities, including shops and services, this home offers practicality and ease of living. Inside, the living space exudes a cosy ambiance, accentuated by its vaulted ceiling features. The outlook over rooftops adds a touch of serenity, creating a peaceful retreat to call home. For those in search of a comfortable and hassle-free living experience, this charming maisonette offers a welcoming haven in a desirable location.

- First floor, one bedroom apartment
- Leasehold
- Sold with the benefit of onward chain
- Ideal FTB / Investment opportunity
- Within reach of local amenities
- Benefit of gas central heating and double glazing



# Accommodation

## Communal Entrance

A communal entrance door and stair flight rising to the first floor and apartment C.

## Kitchen / Living Room

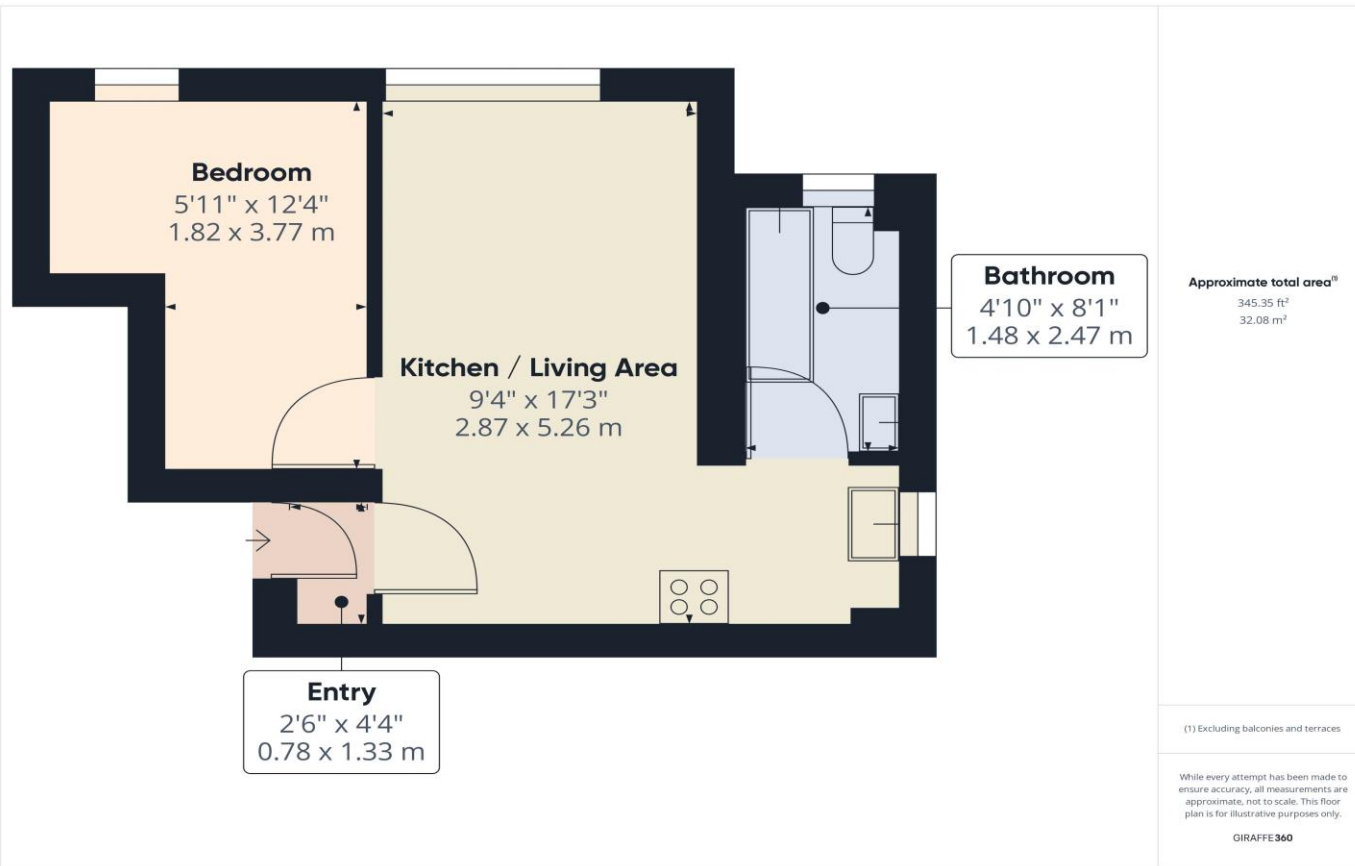
Range of wall and floor units with worktops and tiled splashbacks over, four burner gas hob with oven under and extraction hood over, inset stainless steel sink and drainer, wall mounted gas fired boiler, A UPVC double glazed window, space and plumbing for appliances, spotlight track.

The living area offers a UPVC double glazed window, radiator, ceiling light and door to bedroom.

## Bathroom

A low-level W/C, panelled bath with mains fed shower over, UPVC double glazed window, part tiled walls, fitted cupboard, wash hand basin and pedestal, extractor fan and ceiling light, heated towel rail.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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