



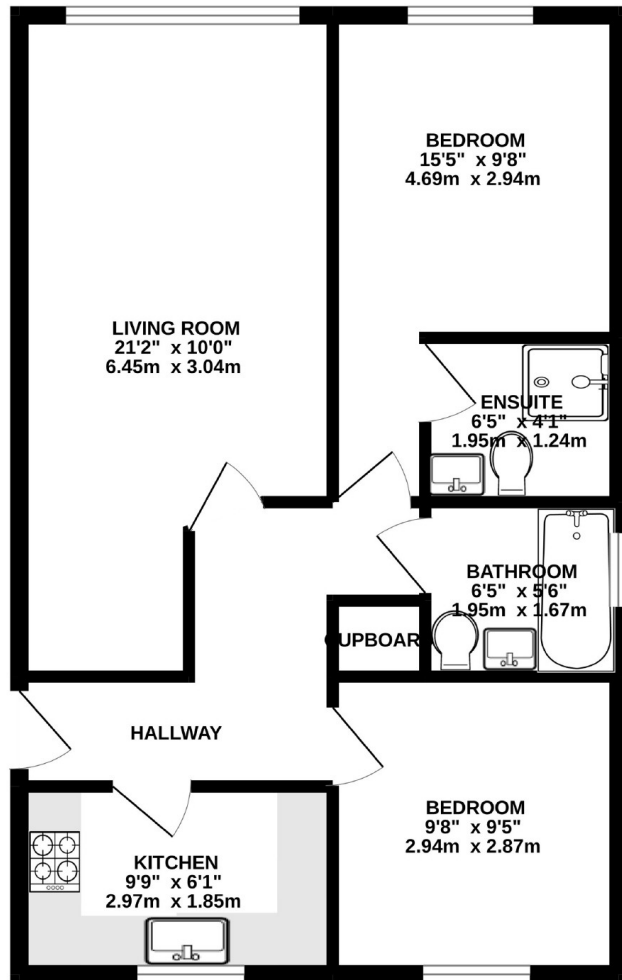
**Shirehampton - Offers over £205,000**

**2 bed apartment**

**The Ridge, BS11 0DB**



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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This top floor modern flat with very convenient access for Shirehampton village and local transport links is being offered to the market with no onward chain.

Built in 2003 these properties are always popular in the Shirehampton market and this particular apartment is very spacious.

The property benefits from a sizeable living space with a large window allowing plenty of natural light in. The kitchen is separate and offers plenty of storage.

There are two double bedrooms, the master bedroom has an en-suite shower room - this is in addition to the main bathroom.

The property further benefits from secured entry system, its own private front door and has a designated parking space accessed through electric gates.

Material information provided by the seller:

Leasehold  
125 years from 2003  
Ground rent - £175 per annum  
Management charge - £1,209.50 per annum  
Council tax band - B



**Shirehampton Office**

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BS11 0DP

Call: 0117 9380611

Mail:

Search: [oceanhome.co.uk](http://oceanhome.co.uk)

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. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.