



8, St. Marys Close, Warmley Bristol, South
Gloucestershire, BS30 8BB

Asking Price : £173,500

Anne James Estate Agents are pleased to offer for sale this first floor one bedroom apartment within this small select private development. The light and airy accommodation can be assessed via an communal entrance with stairs leading up to the accommodation. The apartment comprises of entry phone system, a well presented lounge, kitchen bedroom and bathroom. Ideal for the first time buyer or young couple looking for their first home. To the outside of the property are communal gardens and the property offers a parking space and visitors parking. Easy access to the A4174 ring road and also close to the Bristol to Bath cycle path. Viewing is highly recommended.

NO CHAIN

Communal entrance leading to the first floor apartment

Entrance Door

Leading to the hallway, entry phone system, single radiator, storage cupboard, door leading to the bathroom, bedroom, lounge, kitchen.

Bathroom

6' 9" x 6' 9" (2.06m x 2.05m)

White suite comprising low level WC, pedestal wash hand basin, single panel bath with shower over and glass shower screen, single radiator, part tiled walls, extractor fan, laminate flooring.

Lounge

16' 8" x 9' 2" (5.07m x 2.79m)

uPVC double glazed window, two double radiators, TV aerial point.

Bedroom

13' 3" narrowing to 11'3 wardrobes x 9' 1" (4.04m narrowing to wardrobes 3.45m x 2.78m)
uPVC double glazed window, double radiator, built in double wardrobe.

Kitchen

8' 6" x 6' 11" (2.60m x 2.10m)

Range of wood effect wall and base units with square edge worktops and upstands, stainless steel sink unit with mixer, built in electric oven, electric hob with stainless steel backsplash, stainless steel extractor fan, single radiator. space for washing machine and fridge freezer, laminate flooring, ceiling spotlights.

Outside

Communal gardens - allocated parking for one vehicle.

Tenure

Leasehold - 978 years left,

Service Charge

Annual charge of £1860.00

Ground Rent Charge

£100.00 per year.





For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a details survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol