

HUNTERS®

HERE TO GET *you* THERE



Station Road

Severn Beach, Bristol, BS35 4PL

Asking Price £165,000



Council Tax: A



60 Station Road

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Communal Entrance

Via security front door with intercom entry system to communal hallway with staircase rising to the second floor where you gain access to the self contained flat

Entrance Door

Solid front door (fire door) that opens to the hallway

Hallway

Airing cupboard housing hot water tank and time controls. Built in storage cupboard and economy 7 storage heater

Living Room

14'7" x 10'9" (4.45m x 3.28m)
Upvc double glazed window to front with views of the river, storage heater, tv point

Kitchen

10'7" x 5'11" (3.23m x 1.81m)
Upvc double glazed window to side with views of the river Severn. Range of floor and wall units with integral oven and hob, space for fridge freezer and plumbed for washing machine. Stainless steel sink unit with mixer tap

Bedroom1

11'4" x 10'2" (3.46m x 3.12m)
Upvc double glazed window to front, electric wall heater

Bedroom 2

6'11" x 7'8" (2.13m x 2.34m)
Upvc double glazed window to front, electric wall heater

Bathroom

Panelled bath with electric shower over, W.C, wash hand basin and extractor fan

Outside

Communal gardens with communal bin stores, bike storage and washing line area

Parking

Allocated space for 1 Vehicle at the front of the property

Disclosure

In accordance with the 1979 Estate Agency Act, we hereby disclose that this flat is the property of a Hunters Estate Agency employee.

Material Information - Thornbury

Tenure Type; Leasehold
Leasehold Years remaining on lease; Approx 959
Management charge £120 pcm
Council Tax; South Gloucestershire Band A

Anti Money Laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks

before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”



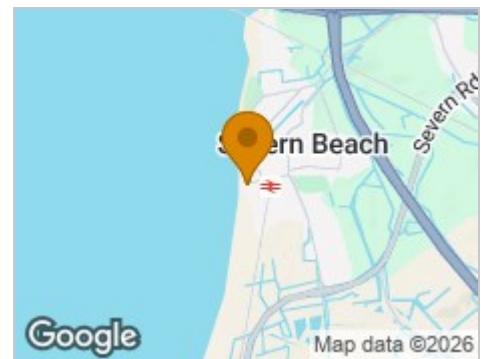
Road Map



Hybrid Map



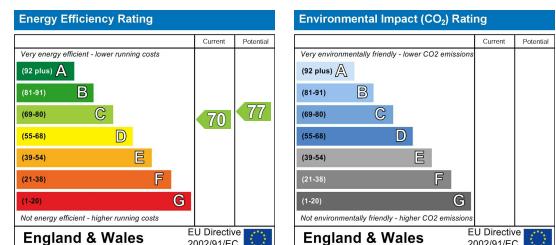
Terrain Map



Viewing

Please contact our Hunters Thornbury Office on 01454 411522 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.