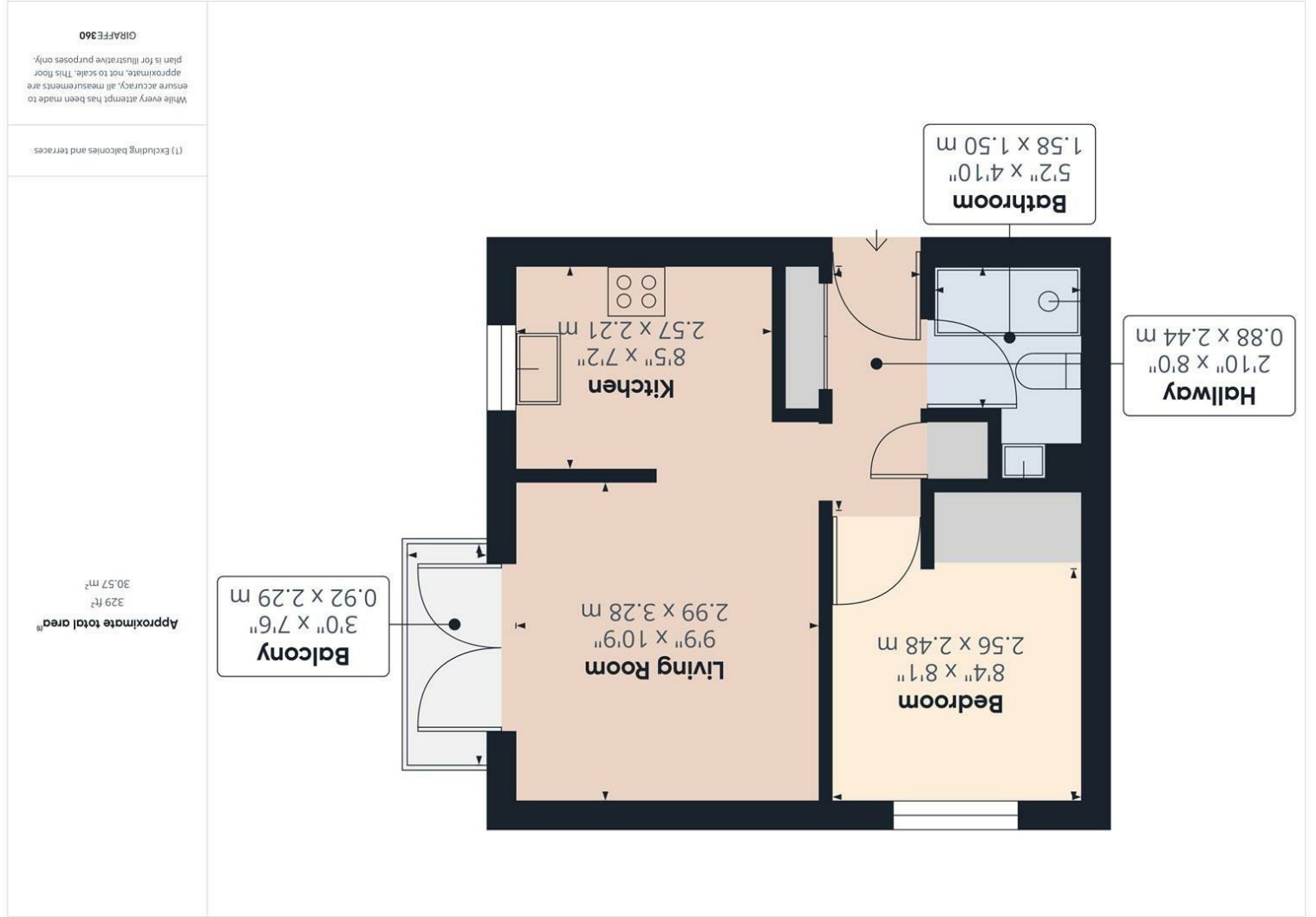


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

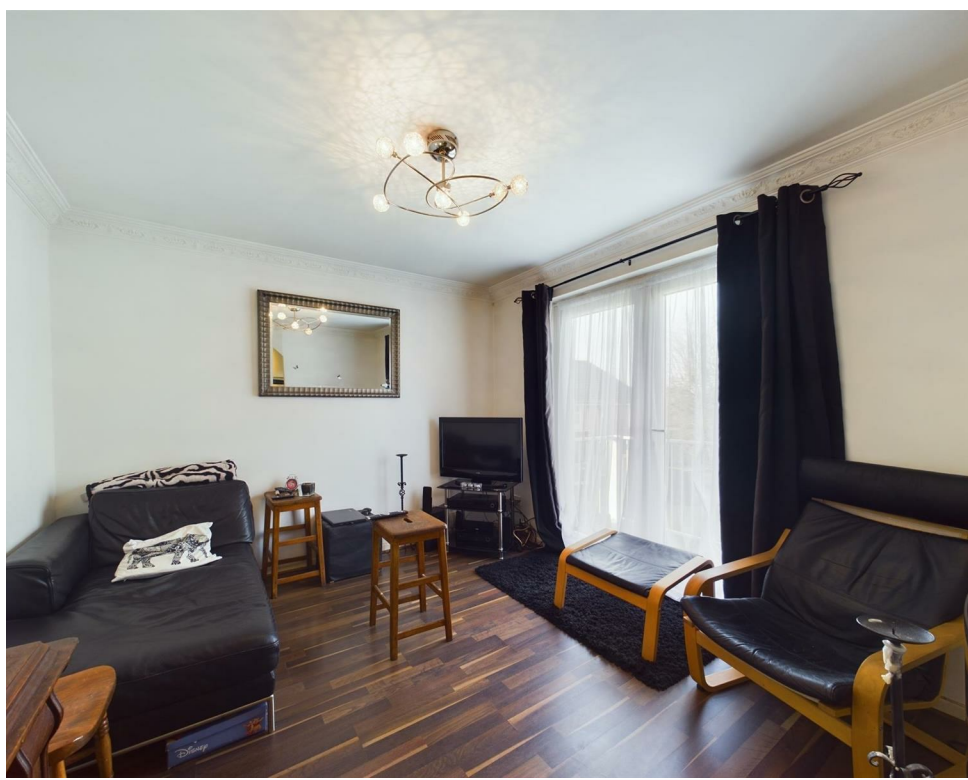
**Hallway** 2'10" x 8'0" (0.88 x 2.44)  
**Living room** 9'9" x 10'9" (2.99 x 3.28)  
**Balcony** 3'0" x 7'6" (0.92 x 2.29)  
**Kitchen** 8'5" x 7'3" (2.57 x 2.21)  
**Bedroom** 8'4" x 8'1" (2.56 x 2.48)  
**Bedroom** 8'4" x 8'1" (2.56 x 2.48)  
**Bathroom** 5'2" x 4'11" (1.58 x 1.50)  
 Lease - 999 years from 1986  
 Management charges £895.92 per annum  
 Ground rent £20 per annum



- Well presented
- First floor apartment
- Living space with balcony
- Modern kitchen
- One bedroom
- Refitted shower room
- Communal gardens
- Communal parking nearby



PROPERTY TYPE Flat  
BEDROOMS 1  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING D  
COUNCIL TAX BAND A



A well presented, first floor apartment in popular convenient location. Entrance hallway, living space with balcony, modern kitchen, one bedroom and a modern refitted shower room. Set in communal gardens with communal parking nearby. This is an ideal first purchase or buy to let investment.



#### the location

Set just off the main access to both Bristol & Bath there is an Sainsburys local convenience store and pub all within walking distance. Dundridge farm playing fields are a short walk away as is Troopers Hill and the wooden river walks of Conham river park. Bristol city centre 4.5 miles & Bath city centre 11.8 miles.

#### what the owners will miss

*I will miss sitting on the balcony and looking down to Dundridge farm.*

#### just a thought...

If you hadn't considered this part of St George think again, close to town yet within access to green space and a range of good local facilities, this could be your next pied-a-terre.