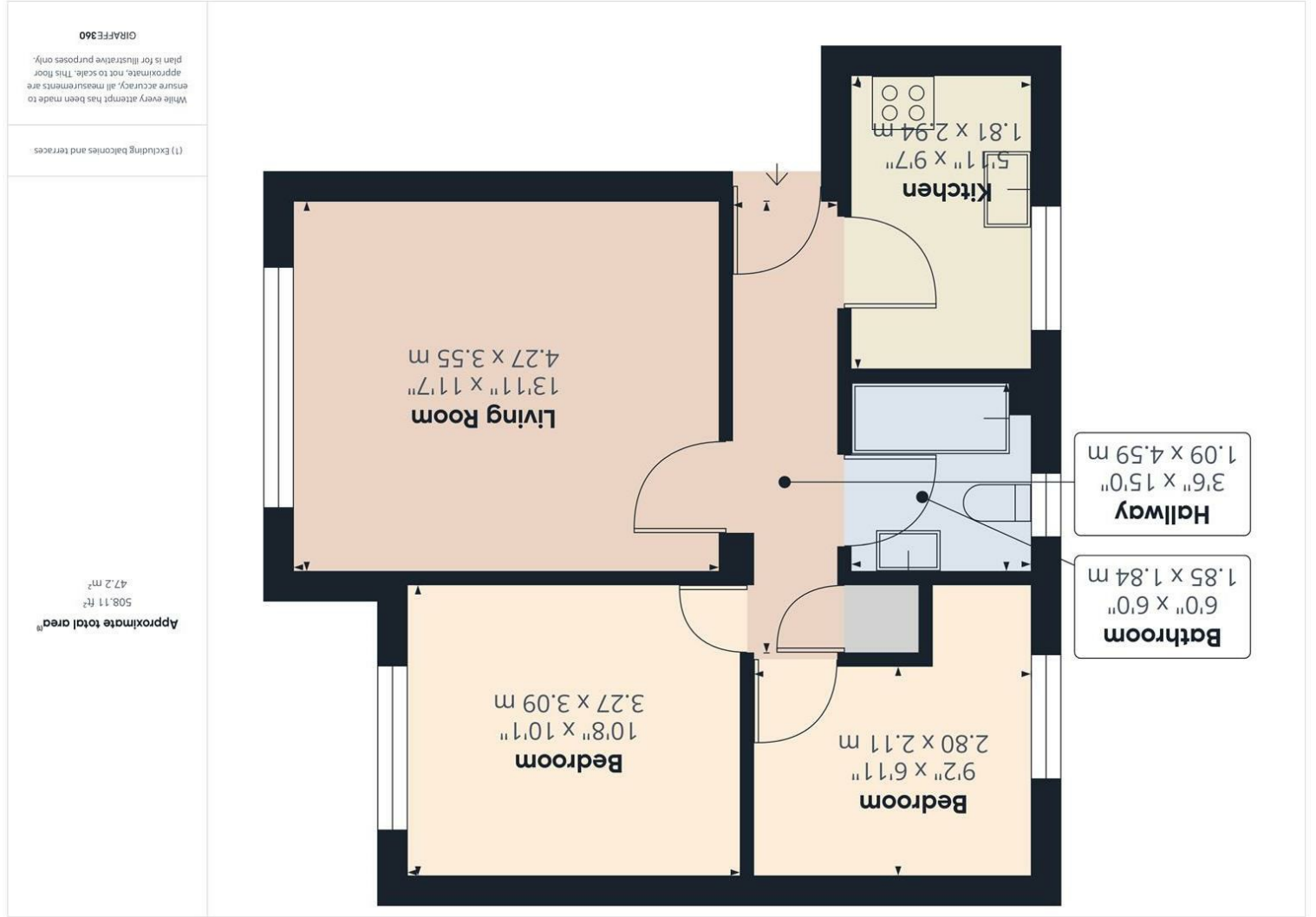


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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 3'6" x 15'0" (1.09 x 4.59)

Living Room 14'0" x 11'7" (4.27 x 3.55)

Kitchen 10'8" x 10'1" (3.27 x 3.09)

Bedroom 10'8" x 10'1" (3.27 x 3.09)

Bedroom 9'2" x 6'11" (2.80 x 2.11)

Bathroom 6'0" x 6'0" (1.85 x 1.84)

Lease - 999 years from 1 January 1996

Management Charge - £1089.22 per annum

Ground Rent - £50 per annum fixed



- Popular location close to the River Avon
- Lounge/diner
- Kitchen
- Two Bedrooms
- Bathroom
- Allocated parking
- No chain

9a Angels Ground, St Annes Park, Bristol, BS4 4JA
£190,000 Leasehold

PROPERTY TYPE Flat - Ground Floor

BEDROOMS 2

RECEPTION ROOMS 1

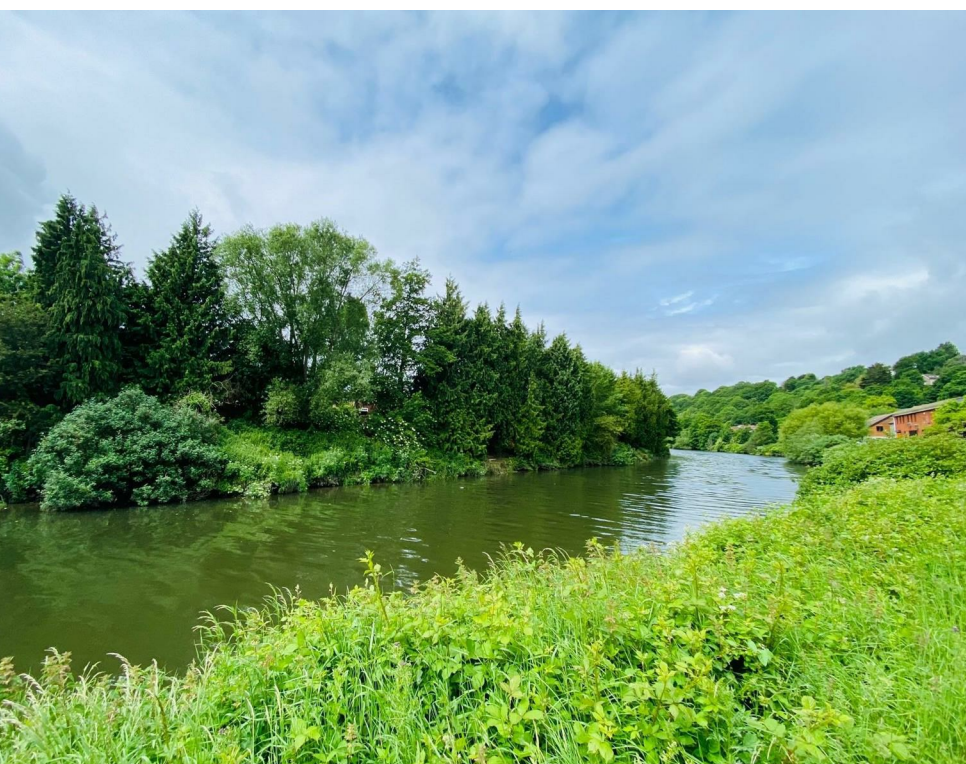
BATHROOMS 1

EPC RATING D

COUNCIL TAX BAND B



Two bedroom ground floor apartment set on the edge of the River Avon, on the ever popular St Annes Park development. Entrance hallway, lounge/diner, two bedrooms, kitchen and bathroom. The property also benefits from an allocated parking space. Offered for sale with no onward chain!



the location

With lovely river and wooded walks literally on the doorstep, there is a small retail park with a Co-op at the beginning of the development. Crews Hole and Troopers Hill are a short distance away, and there is easy access to Bristol Temple Meads and the city centre beyond via The Feeder.



Offered for sale with no onward chain!



just a thought...

If you hadn't considered this area before you will be pleasantly surprised by the green spaces on your doorstep, yet still offering great access to the city. With two bedrooms and parking at this extremely competitive price point, this home will be an ideal first purchase or buy to let investment!