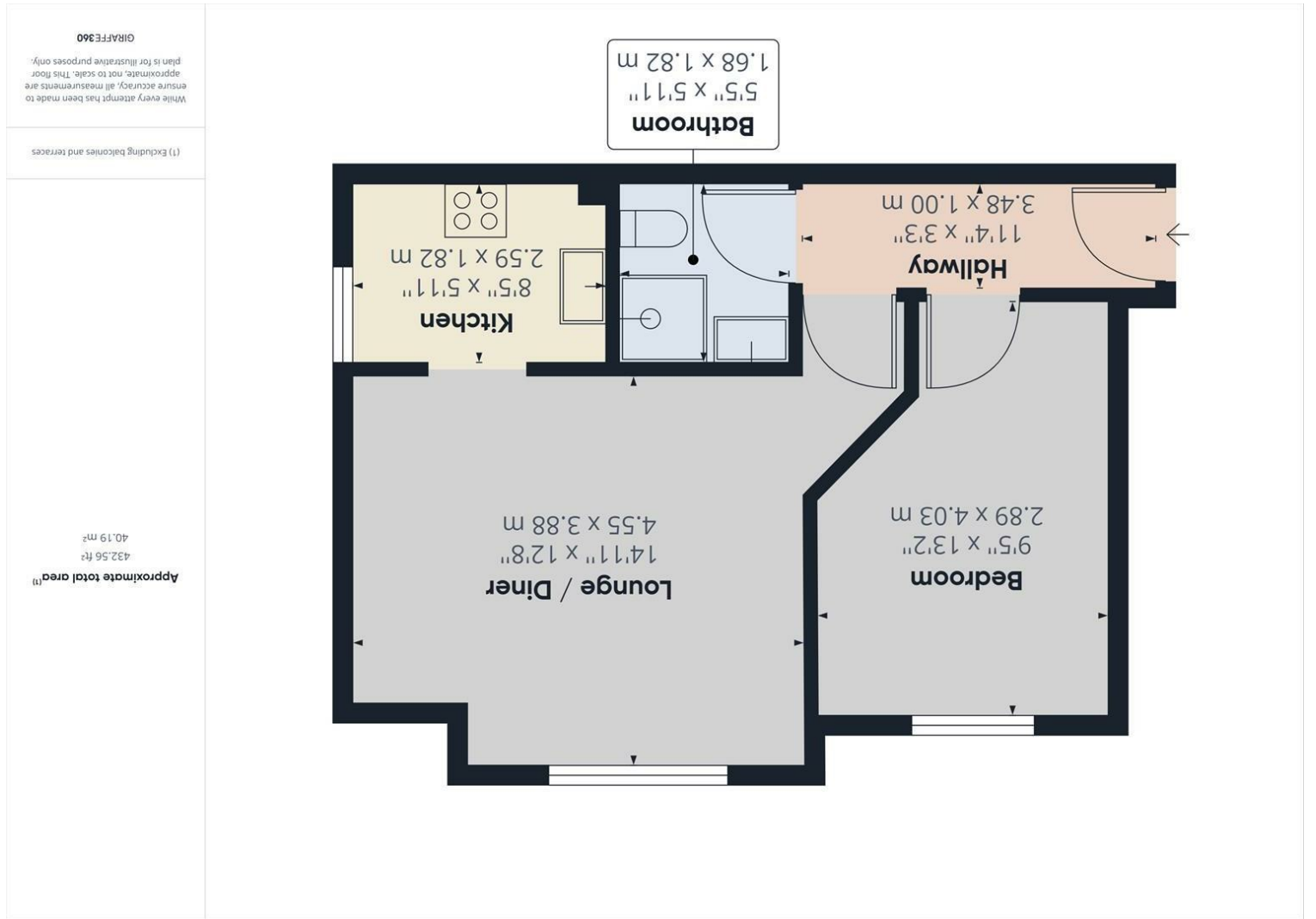


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure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



Communal hallway
 Entrance hall
 11'5" x 3'3" (3.48 x 1.00)
 Lounge/diner
 14'11" x 12'8" (4.55 x 3.88)
 Kitchen
 8'5" x 5'11" (2.59 x 1.82)
 Bedroom
 9'5" x 13'2" (2.89 x 4.03)
 Lease - 999 years from 25.3.1989
 Management charges - £1319.60 per annum
 Ground rent - there is no ground rent payable



- Easy access to Bristol city centre
- Mid floor flat
- Lounge/diner
- Kitchen
- Double bedroom
- Allocated parking
- Close to green and river walks
- No chain

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



Well presented mid floor flat in popular convenient location, entrance hallway, lounge, modern kitchen and shower room, double bedroom, communal gardens and parking. Offered for sale with no onward chain.

Please note the property is currently tenanted, these photographs were taken at the start of the tenancy.



the location

Convenient location set between St George and Hanham, and a short walk from Troopers Hill Nature Reserve and the banks of the River Avon. There is a frequent local bus service literally at the end of the road, good local amenities and the more comprehensive facilities of St Philips retail park and Bristol city centre being readily accessible. Bristol 2.4 miles Bath 11.9 miles

Offered for sale with no onward chain!



just a thought...

Want to live close to town, yet feel like you are in the country, this could be the perfect compromise! A short walk from Troopers Hill nature reserve, Crews Hole, Conham river park and Avon Valley, giving you wooded riverside walks virtually on your doorstep - yet with a direct bus into town, within twenty minutes, also on your doorstep. Well proportioned plus a parking space early viewing advised.