

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.

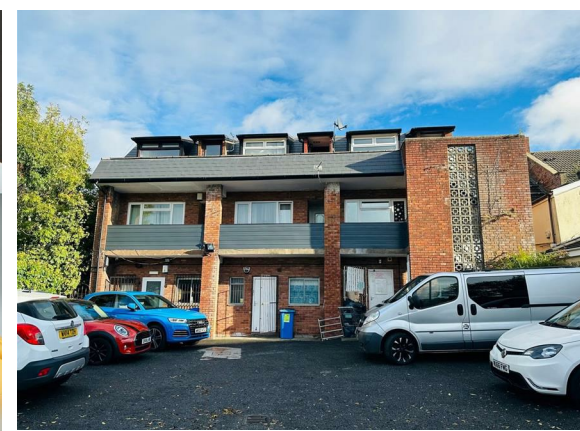


Hallway 17'0" x 34'2" (5.19 x 10.4)  
 Living/Dining 18'6" x 13'10" (5.65 x 4.23)  
 Living/Dining 8'6" x 3'5" (2.61 x 1.06)  
 Kitchen 7'8" x 10'0" (2.35 x 3.07)  
 Bathroom 6'2" x 7'4" (1.90 x 2.25)  
 Bedroom 13'6" x 9'11" (4.14 x 3.04)  
 Bedroom 13'6" x 9'11" (4.14 x 3.04)  
 Lease - 999 years from August 1975  
 Management charges - £1510.47 per annum  
 Ground Rent - no ground rent payable

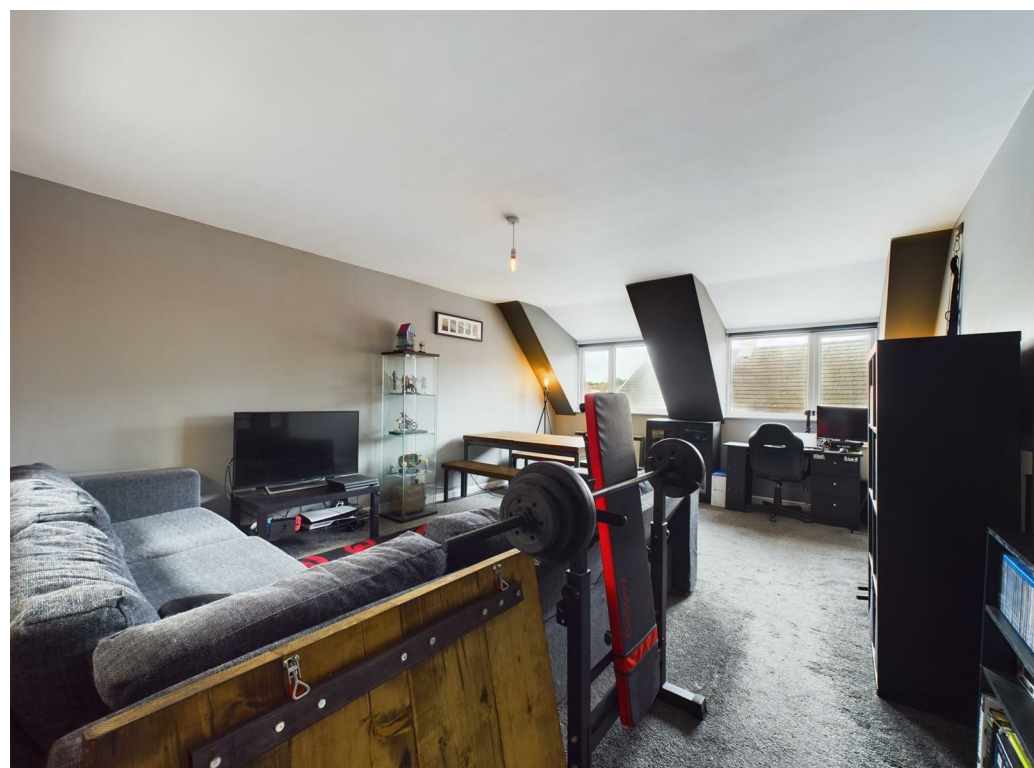


- Second floor apartment
- Living/Dining area
- Kitchen
- Bathroom
- Double bedroom
- Parking
- Set in the heart of Hanham
- No chain
- Viewing advised

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



A spacious second floor flat conveniently positioned for access to local amenities and bus routes. The accommodation comprises entrance hall, large lounge/dining room, modern fitted kitchen with washer dryer and fridge/freezer, bathroom and master bedroom. An ideal first home or buy to let opportunity. No chain!



### the location

Located on Hanham high street with its range of cafes and restaurants, close to Gallagher Retail Park at Longwell Green and easy access to the Avon Ring Road.



*Offered for sale with no onward chain!*

### just a thought...

If you hadn't considered the centre of Hanham think again! Great amenities, fantastic access to Bristol and Bath, local wooded walks, and with the advantage of parking!