

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings, fixtures 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** 2'7" x 4'11" (0.79m x 1.5m)
- Living Room** 12'11" x 15'8" (3.95m x 4.78m)
- Kitchen** 9'8" x 7'3" (2.97m x 2.23m)
- Bedroom** 11'7" x 11'3" (3.55m x 3.43m)
- Bathroom** 7'5" x 8'2" (2.28m x 2.49m)
- Lease - 999 years from 1 January 1995**



- Garden Flat
- Living Room
- Kitchen
- Double Bedroom
- Bathroom
- Garden
- Garden Room
- Allocated Parking
- No Chain

Ground Floor Flat, 224 Hanham Road, Hanham, Bristol, BS15 8PB  
**£200,000** Leasehold

PROPERTY TYPE Flat - Ground Floor

BEDROOMS 1

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND A



Well proportioned garden flat in convenient location set between the high streets of both Hanham and Kingswood. Good size living room, modern kitchen and bathroom, plus double bedroom.

The property benefits from an allocated, off street parking space and a decent sized garden, with a garden room, which could be utilised for a variety of uses including a work from home space.

Ground Rent - The Vendor advises that the ground is £1.00 per annum.

Annual Service Charge - The Vendor advises there is no annual service charge.



### the location

Excellent placed for convenient access to all good local amenities, including the shops at Hanham high street, and the more comprehensive facilities of Kingswood. The avon ring road at Longwell Green retail park with its gym, leisure and retail facilities are but a short drive away.



### just a thought...

If you are looking for a spacious self contained home, this is one not to be missed! Good size garden, garden room with scope for a variety of uses and parking - all at an extremely competitive price point!

*Offered for sale with no onward chain.*