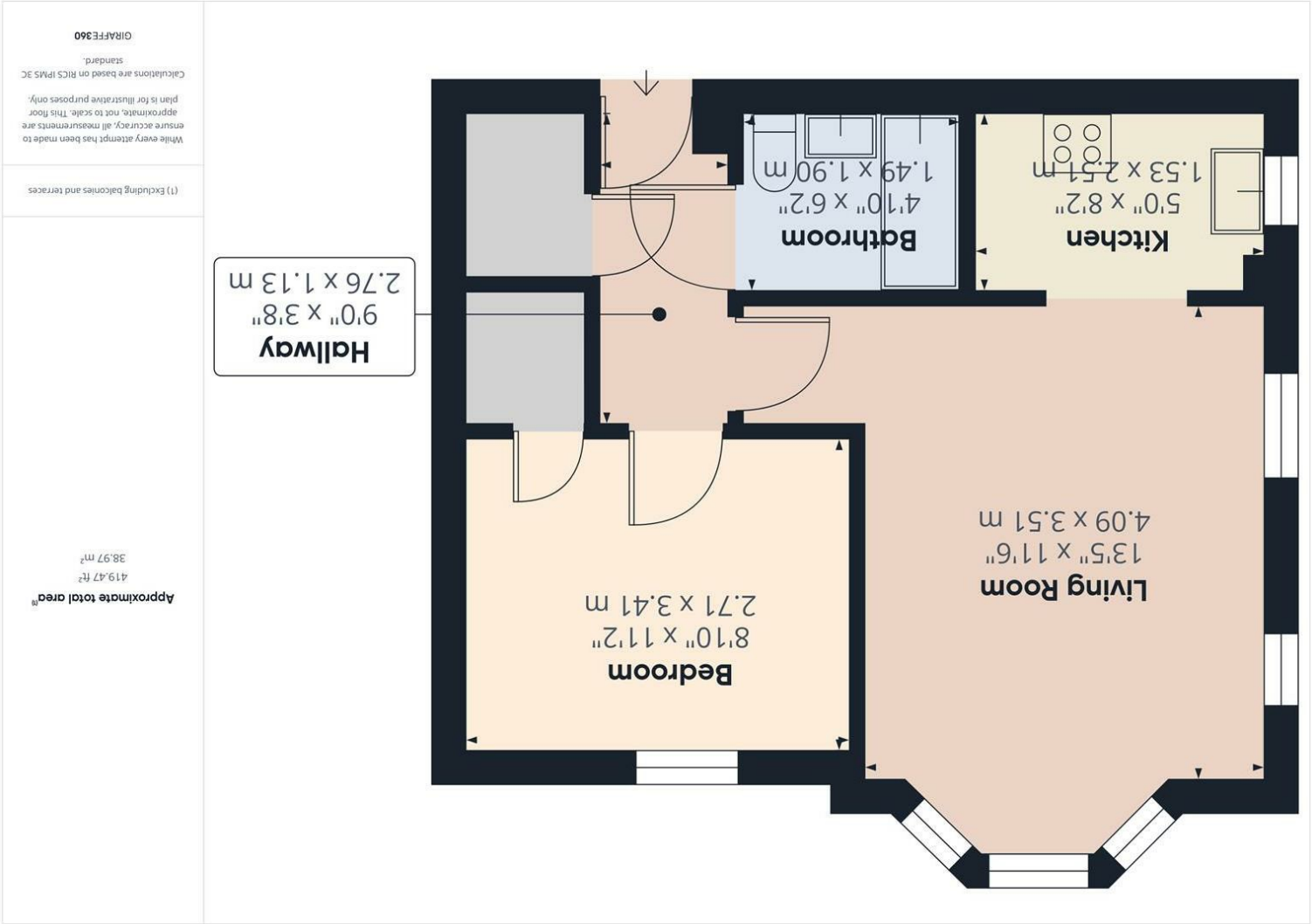




- Hallway
- Living room
- Kitchen
- Double bedroom
- Allocated parking
- No chain
- Viewing advised

Flat 7 Casa Court 1 Water Lane, Brislington, Bristol, BS4 5AW
£165,000 Freehold

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
9'0" x 3'8" (2.76 x 1.13)

Living room
13'5" x 11'6" (4.09 x 3.51)

Kitchen
5'0" x 8'2" (1.53 x 2.51)

Bedroom
8'10" x 11'2" (2.71 x 3.41)

Bedroom
4'10" x 6'2" (1.49 x 1.90)

Lease - 981 years

Management Charge - £1140 per annum

Ground Rent - There is no ground rent payable

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



A modern purpose built one bedroom first floor flat boasting sunny aspects, conveniently placed for access to Temple Meads railway station and the city centre. The accommodation comprises entrance hall, lounge/diner, kitchen, bathroom and bedroom. The property further benefits from double glazing, gas central heating and allocated off street parking. Ideal first home or buy to let investment.

the location

Superbly located, within walking distance are Avonmeads retail park, with Marks and Spencer and Costa, Sandy Park Road, local schools and amenities. Easy access to Bristol city centre. Bristol 2.4 miles Bath 9.9 miles

Offered for sale with no onward chain!

just a thought...

If you hadn't considered Brislington before, this could be the one, excellent access to Bristol city centre, yet with facilities and green space literally on it's doorstep. Ideally placed to experience all that Bristol has to offer