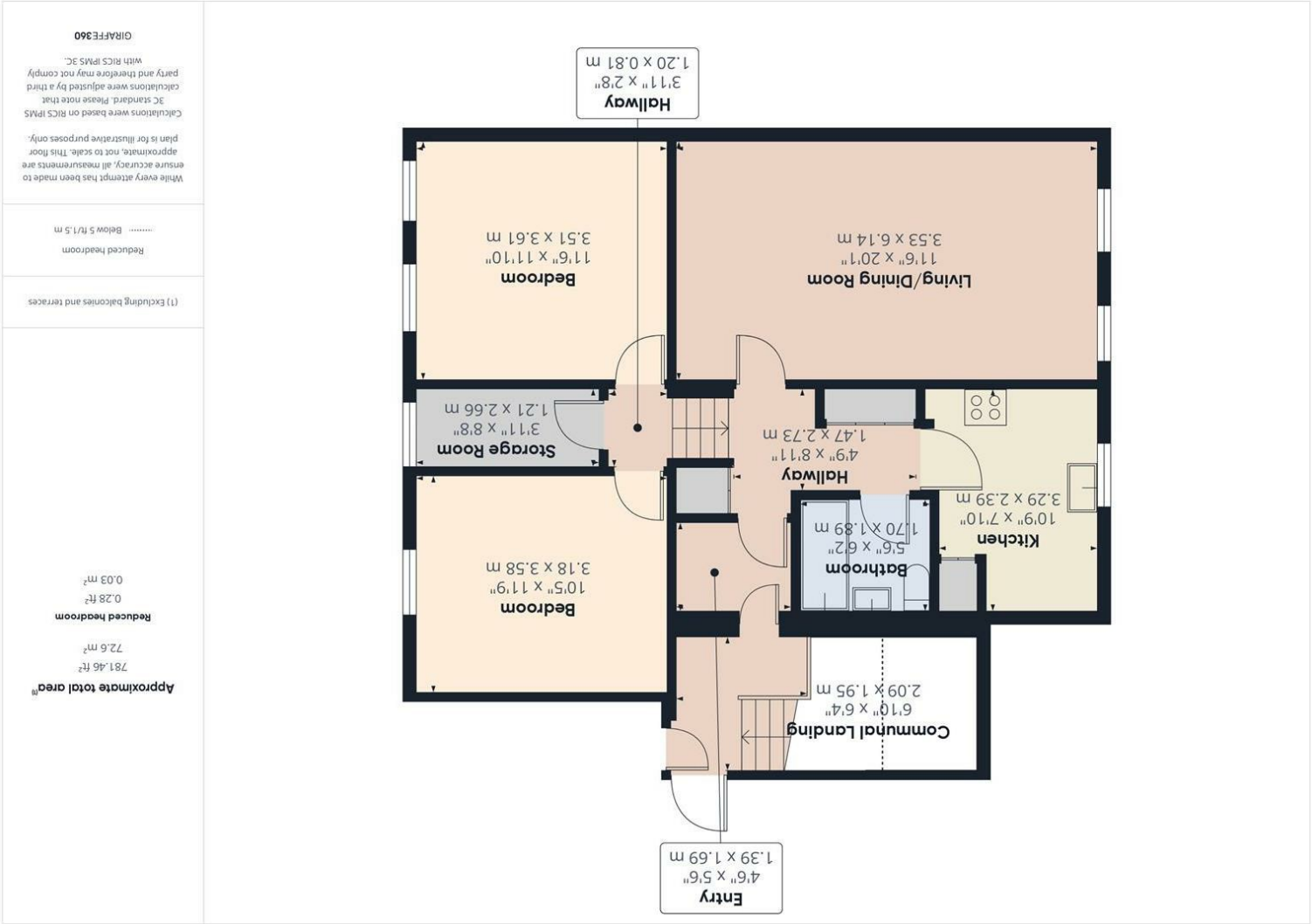




- Lounge/dining room
- Kitchen
- Two bedrooms
- Storage room with window
- One allocated parking space
- Close to the heart of Hanham

5 Venton Court Henbury Road, Hanham, Bristol, BS15 3AT
£220,000 Leasehold

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.



Entry 5'6" x 4'6" (1.69m x 1.39m)

Hallway 8'11" x 4'9" (2.73m x 1.47m)

Living Room 20'1" x 11'6" (6.14m x 3.53m)

Kitchen 11'1" x 10'9" (3.39m x 3.29m)

Bathroom 6'2" x 5'6" (1.89m x 1.70m)

Bedroom 11'10" x 11'6" (3.61m x 3.51m)

Bedroom 11'8" x 10'5" (3.58m x 3.18m)

Storage Room 8'8" x 3'11" (2.66m x 1.21m)

Lease - 125 years from 1 January 1992

Ground Rent - £10 per annum

Management Charge - £1033.29 per annum

PROPERTY TYPE Flat
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND A



Extremely well presented and beautifully improved and maintained apartment, offering spacious accommodation with a 20' lounge/diner, modern kitchen and bathroom, two double bedrooms and an oversized storage room with window, which could be utilised as a work from home space.



Set close to the heart
of Hanham



the location

Excellently placed for access to all the amenities that Hanham high street has to offer. The property is close to wooded and riverside walks at nearby Conham river park, Crews Hole and Troopers Hill nature reserve. The more comprehensive facilities of Gallagher retail park at Longwell Green, with its range of national retailers, gym, swimming pool and cinema complex is within easy striking distance also. Bristol 3 miles Bath 9 miles

just a thought...

Don't judge a book by its cover! Behind this modest exterior is a beautifully presented, and surprisingly large apartment, that must be internally viewed to be appreciated. Set in a super, convenient locality this property will suite younger buyers or downsizers!