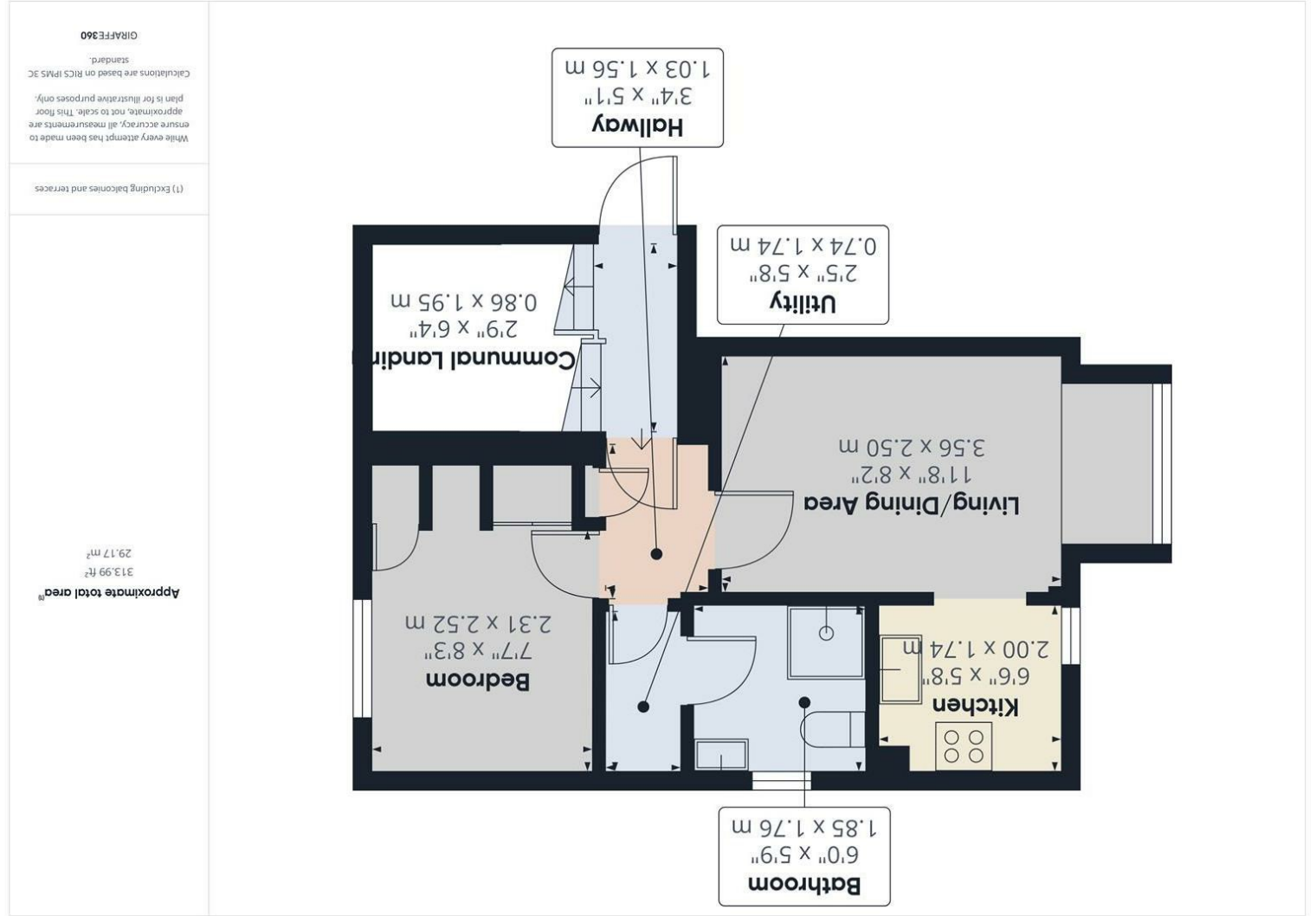


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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 5'1" x 3'4" (1.56m x 1.03m)
Living/Dining Area 11'8" x 8'2" (3.56m x 2.50m)
Kitchen 6'6" x 5'8" (2.00m x 1.74m)
Utility 5'8" x 2'5" (1.74m x 0.74m)
Bathroom 6'0" x 5'9" (1.85m x 1.76m)
Bedroom 7'7" x 8'3" (2.31m x 2.52m)
Bedroom 6'0" x 5'9" (1.85m x 1.76m)
Bedroom 8'3" x 7'6" (2.52m x 2.31m)
 Lease - 999 years from 1 January 1987
 Management charge - £1624 per annum
 Ground Rent - Vendor advises not applicable



- Entrance hallway
- Living/dining area
- Kitchen
- Double bedroom
- Bathroom
- Gas central heating
- Allocated parking
- No chain

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



Well presented one bedroom first floor apartment in pleasant cul de sac location.

Entrance hallway, living/dining area, kitchen, bedroom with built in cupboards, bathroom and utility cupboard with storage.

The property further benefits from gas central heating and allocated parking.

Offering good transport links to both Bristol city centre and Bath.

Offered with no onward chain - viewing advised.



the location

Set in the corner of a cul de sac, with communal parking to front, the property is well placed for access to the Avon ring road, and Bristol to Bath cycle path, there is a local shop and public house at nearby Courtney Way, and the more comprehensive facilities of Hanham high street, Kingswood and Longwell Green are all but a short drive away. Bristol 4.4 miles Bath 9.3 miles

Ideal first time purchase - offered with no chain!

just a thought...

If you are looking for a compact, well presented apartment, this could be the one! Ready to move into, this is an ideal first time purchase or buy to let investment.