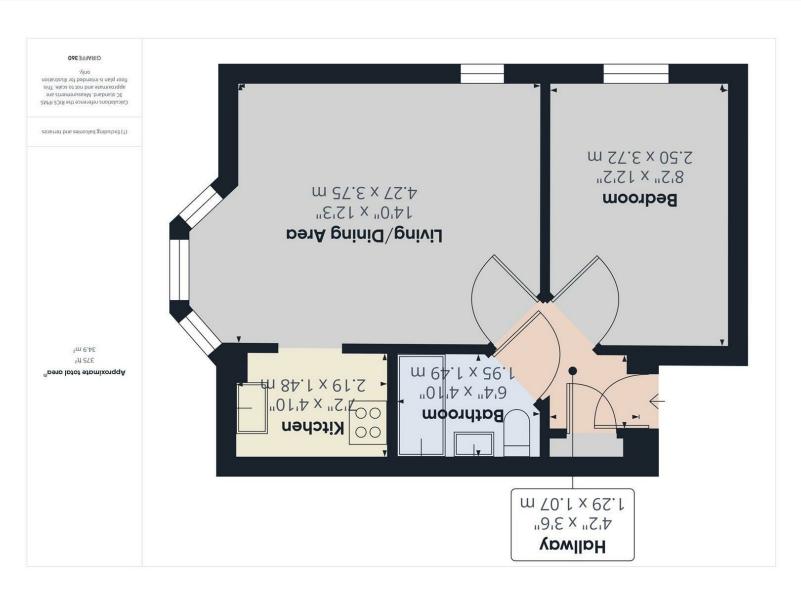


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification in photographs are not information supplied by the seller. 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 surveyor. We advise work and pook an appointment to view before embarking on any journey to see a property, and check its availability.

advised no ground rent Ground Rent - Vendor unuue Service Charge - £1200 per January 2006 Lease - 999 years from 1 (m02.2)x m27.8) "2'8 x "2'21 Bedroom (m84.1 x met.2) "01'4 x "2'7 Kitchen (m27.5)x m72.4) "8'21 x "0'41 mooA gniniQ\gniviJ Hallway





- Lounge with dual aspect windows
- Modern Kitchen
- Modern bathroom
- Double bedroom
- Allocated parking
- No chain

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





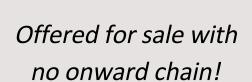


Bright first floor
apartment. Entrance
hallway, lounge with
dual aspect windows,
modern kitchen and
bathroom, double
bedroom and
allocated parking
space.













the location

Set in an elevated position just off the main Bath Road, this home offers excellent access for the commuter to Bristol city centre and having a host of local amenities within walking distance. There is a frequent local bus service and the facilities of Brislington village, nearby Knowle and Bedminster are all readily accessible. Bristol 2.4 miles Bath 9.9 miles

just a thought...

If you hadn't considered a modern apartment before, this could be the one! Bright and well laid out, this well located home is ready to move into.