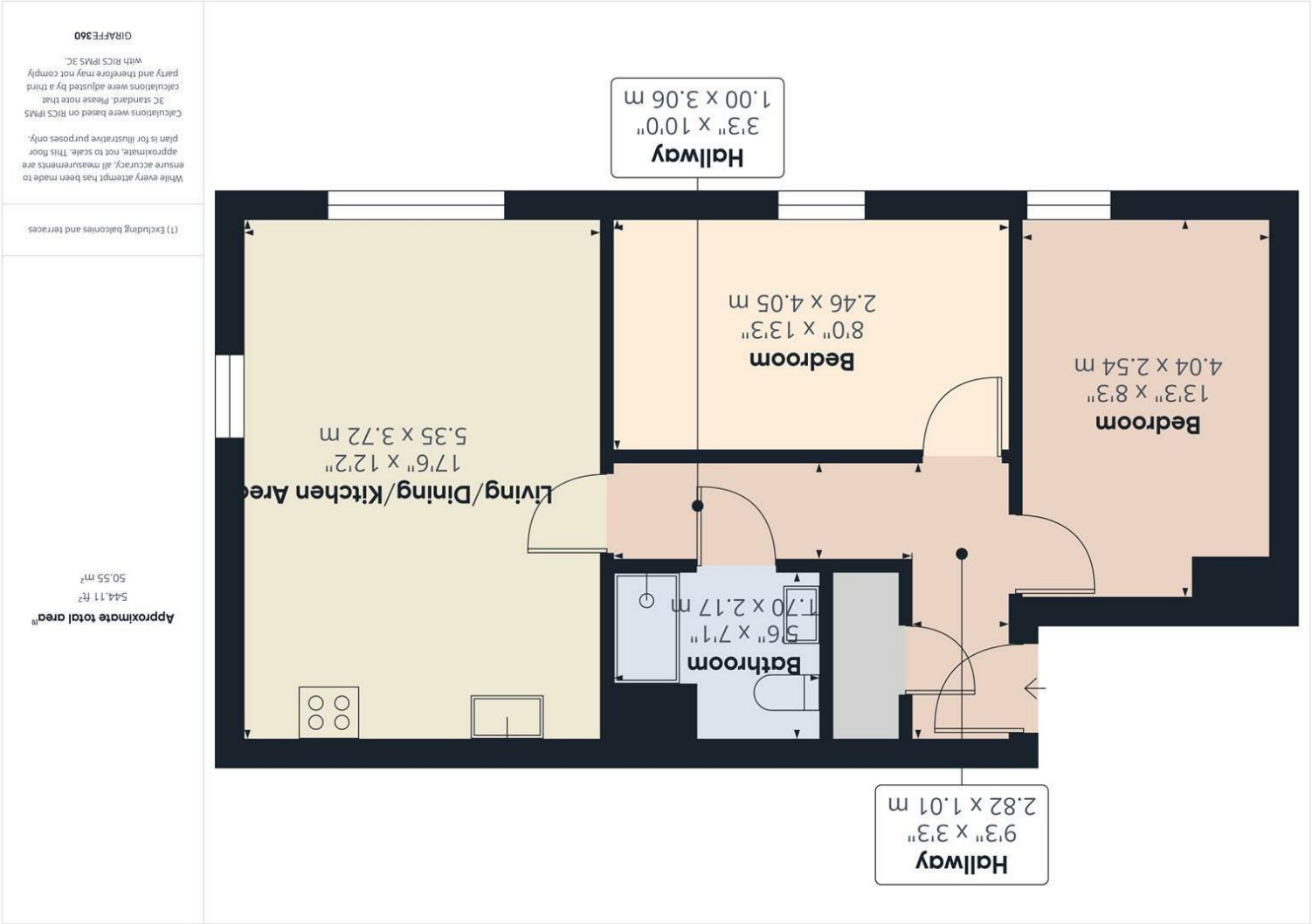




- Open plan light filled living/kitchen/dining room
- Two bedrooms
- Bathroom
- Allocated Parking
- Bike Storage
- Easy access to city centre
- No chain

Flat 9, Bankside 4 Emery Road, Brislington, Bristol, BS4 5PF
Asking Price £220,000 Leasehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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
9'3" x 3'3" (2.82 x 1.01)

Living/Dining/Kitchen Area
17'6" x 12'2" (5.35 x 3.72)

Bedroom
8'0" x 13'3" (2.46 x 4.05)

Bedroom
13'3" x 8'3" (4.04 x 2.54)

Bathroom
5'6" x 7'1" (1.70 x 2.17)

Lease - 999 years from 23 September 2021

Annual Service Charge - £592.80

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



Beautifully presented first floor apartment with light filled open plan living/dining and kitchen area with dual aspect windows and plantation shutters.

There are two decent size bedrooms and a modern bathroom.

The apartment also benefits from an allocated parking space and its own lockable bike storage.

the location

Set in a super convenient location, offering excellent access to both Bristol, Bath the Avon ring road, local shopping facilities at Broomhill, Brislington and a short drive from Avon Meads retail park at nearby St Philips. Bristol 3.3 miles Bath 8.9 miles.

*Offered for sale with
no onward chain!*

just a thought...

If you hadn't considered this area, this apartment is well worth a look, set on the edge of both the city and the country, this light and contemporary style apartment is a genuine delight. We highly recommend an inspection!