



Connells

Alanscourt
Bristol



Property Description

A spacious first floor flat that comprises entrance hall, good size lounge/dining room and kitchen. there is an inner hall to two double bedrooms and bathroom. The property further benefits from a balcony to the rear, communal car park, private storage room in the basement and communal garden and drying area. This property is offered chain free.

Entrance Hall

Door to the communal entrance, door to the balcony,

Lounge

17' x 11' 11" (5.18m x 3.63m)
Two double glazed windows to the front, fireplace with electric fire, wooden flooring

Kitchen

10' 6" x 7' 7" (3.20m x 2.31m)
Double glazed window to the rear, fitted wall and base units rolled edge work tops, rolled edge work tops, tiled splashbacks, space for washing machine, space for electric cooker, space for fridge/freezer, stainless steel sink unit, laminate wood effect flooring.

Inner Hallway

Doors to the two bedrooms and bathroom, cupboard housing the gas boiler.

Bedroom One

12' 10" x 11' (3.91m x 3.35m)
Double glazed window from the front, fitted wardrobes, radiator, wooden flooring

Bedroom Two

11' 1" x 10' 5" (3.38m x 3.17m)
Double glazed windows to the side and rear, wooden floor radiator,

Bathroom

Two double glazed frosted windows to the rear, a three piece bathroom suite comprising panel bath with electric shower over, pedestal hand basin, low level WC, wooden flooring.

Rear

Communal garden with drying area and car park.

Basement

Secure room is basement area





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: C

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Nov 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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