



70 Butlers Close  
, Bristol, BS5 8AX

**Asking price £200,000**





# 70 Butlers Close



## Description

Welcome to this well-proportioned 2 bedroom ground floor apartment nestled away in Crews Hole and only a stones throw away from Troopers Hill. With Conham Nature Reserve within reach and lovely riverside walks nearby, this property is ideal for first time buyers and investors alike.

The property offers two double bedrooms and a family bathroom. It also boasts a spacious living area and a modern kitchen.

Further benefits include two allocated parking spaces, double glazing, electric heating and no onward chain! Call now to book a viewing !!

( 968 years remaining on the lease with a monthly management fee in the region of £109.15 and an annual ground rent of £50 )

- 2 ALLOCATED PARKING SPACES
- NEAR TROOPERS HILL
- 2 DOUBLE BEDROOMS
- KITCHEN
- ELECTRIC HEATING
- RIVERSIDE WALKS NEARBY
- SPACIOUS LIVING ROOM
- DUNDRIDGE PARK WITHIN REACH
- BATHROOM
- 968 YEARS REMAINING ON LEASE



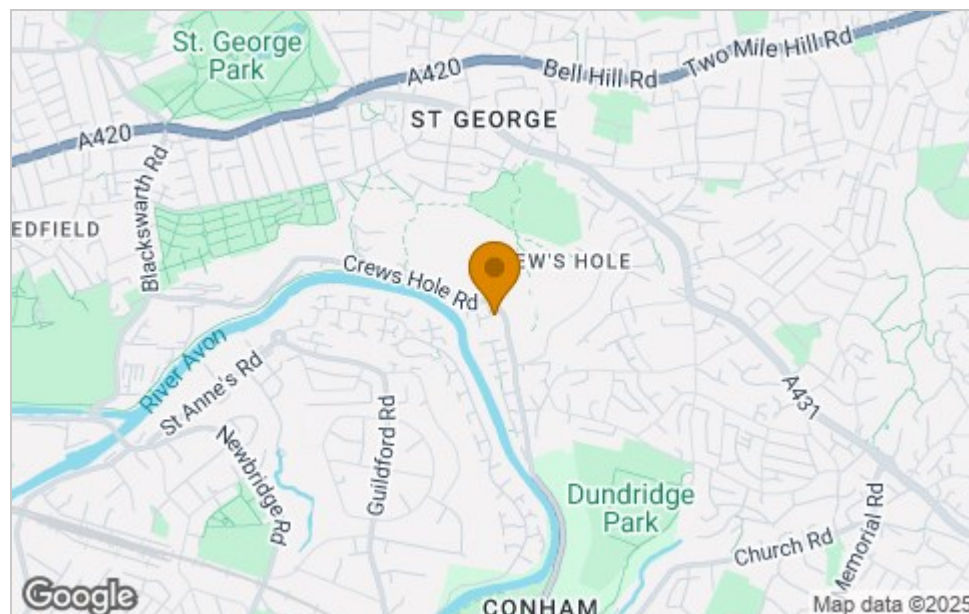




## Floor Plan



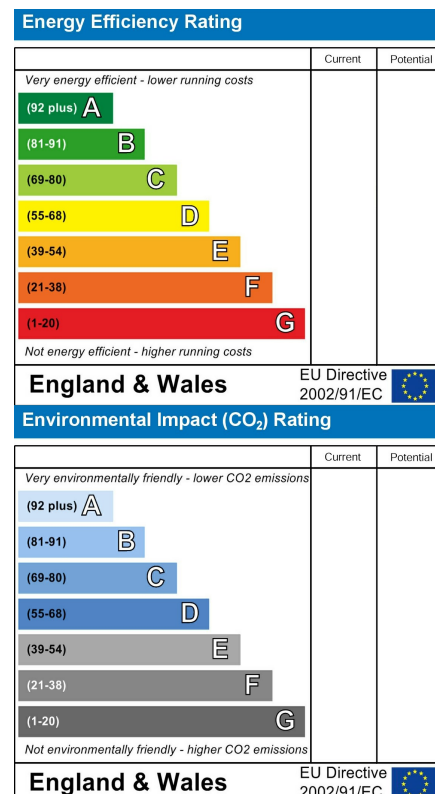
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.