



003 Royal Parade
2 - 7 Elmdale Road, Bristol, BS8 1SY

Asking Price £240,000

- ONE DOUBLE BEDROOM APARTMENT
- OPEN PLAN KITCHEN LIVING AREA
- GREAT CLIFTON LOCATION
- PERFECT FOR FIRST TIME BUYER OR INVESTMENT
- GROUND FLOOR
- MODERN BATHROOM WITH SHOWER OVER BATH
- NO ONWARD CHAIN



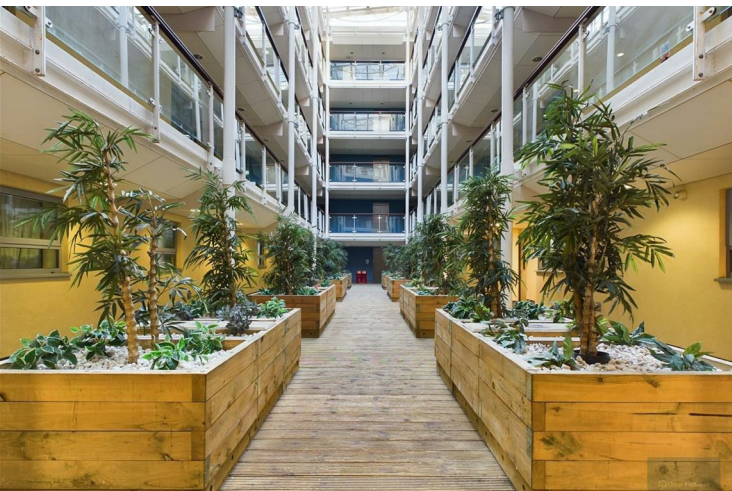
Lounge/dining area
Open plan with kitchen the area

Kitchen
Modern fitted kitchen

Bathroom
White suite with shower over bath

Bedroom
Double bedroom with fitted wardrobes

Leasehold Information
977 years remining on the lease.
Annual Ground Rent £200.00
Annual Service charge £1860.00



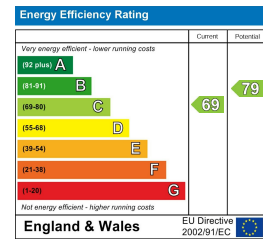


Approximate total area[®]
 485.46 ft²
 45.1 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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IMPORTANT NOTICE

These particulars, the information and measurements contained herein, are given as a guide only and do not constitute any part of an offer or contract. Prospective tenants/purchasers should not rely upon the particulars as statements or representations of fact and must satisfy themselves by inspection as to their accuracy. No person in the employment of Chase Buchanan has authority to make or give any representation or warranty about this property. These details were prepared on the date stated and are subject to future amendment.

Code of Practice

The Code of Practice on commercial leases recommends you seek professional advice from a qualified Surveyor, Solicitor or a Licensed Conveyancer before agreeing or signing a business tenancy agreement. The code is available from professional institutions and trade associations or through the website www.lettingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Chase Buchanan and accordingly we recommend you obtain advice from a specialist source.

OFFICE
 174 Whiteladies Road
 Clifton
 Bristol
 BS8 2XU

T: 0117 973 0041
E: Clifton@chasebuchanan.co.uk

