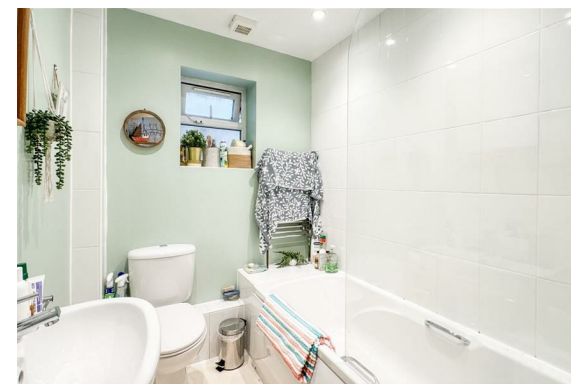




Warden Road, , Southville, Bristol, BS3 1BQ

- Popular Location
- Allocated Parking Space
- No Onward Chain
- Gas Combination Boiler
- Open Plan Living
- Ground Floor apartment with garden
- EPC Band B
- uPVC Double Glazing Throughout
- Two Double Bedrooms
- Ideal For First Time Purchase Or Investment

£225,000



Warden Road, , Southville, Bristol, BS3 1BQ

DESCRIPTION

Hunters are pleased to offer For Sale this superbly appointed two bedroom ground floor apartment in Warden Road, Southville. Offered to the market with no onward chain & private garden its sure to prove popular with both first time buyers and investors alike.

Internally the property shares a communal hallway to the first floor whereby you open the entrance door in to the open plan living/ kitchen area, fitted with integral appliances such as fridge/ freezer, washing machine and oven. Flat 1 offers two double bedrooms and bathroom, which is fitted with a modern three piece white suite. Finishing off the apartment is the private rear garden and allocated off street parking space to the front, further benefits include a 'Worcester' combination boiler and double glazing throughout.

LEASE ARRANGEMENTS AND CHARGES;

- Balance of 983 year lease
- Ground rent - £NIL
- Maintenance charge - £2,070.00 per annum

COUNCIL TAX BAND

B

EPC BAND - B - Please see below link for full EPC report;
<https://find-energy-certificate.service.gov.uk/energy-certificate/8408-0999-6829-6606-3623>

kitchen/ living room

18'4" x 17'1"

bedroom one

12'1" x 10'4"

bedroom two

10'0" x 9'6"

bathroom

6'5" x 5'7"





FLOORPLAN

405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 405 sq.ft. (37.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewings

Please contact bedminster@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.