



Proposed Ground Floor Plan



Elevation

Proposed Rear Elevation

Prop
48 Kens
PL04 Re
Propose
Scale 1:

HUNTERS[®]

HERE TO GET *you* THERE



Tantra, 48 Kensington Park Road, Bristol, BS4 3HU

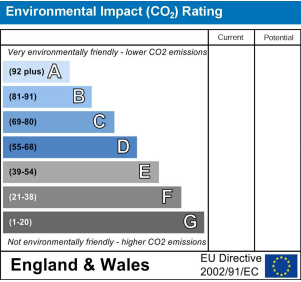
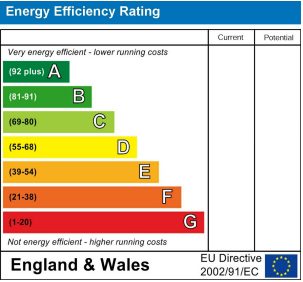
Guide Price £180,000

CALLING ALL INVESTORS!! A great opportunity to purchase this well located commercial unit with planning permission already granted to convert to a two bedroom flat.

Hunters BS4 are delighted to offer this exciting investment opportunity. Offered with No Onward chain and situated on a quiet residential street in Brislington, close to local amenities and in walking distance to Arnos vale park and sandy park Road where you will find an array of cafes and other local small businesses. Bristol Temple meads is also a short distance away. Direct transport links to Bristol City are also close as is the A4 Bath road providing easy access out of the city.

To arrange an internal viewing please call Hunters today on 0117 9723948

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com



Planning reference

Planning permission granted for Conversion of existing retail premises into a two bedroom apartment.

23/01246/F

Tenure

Leasehold- Share of Freehold


A brand new lease will be drawn up through the sale offering you 30% share in the freehold

Ground Rent £25PA

Other charges - Share of Buildings insurance and a management charge of £50PA

Bin Store

Situated in a store room located in the basement flat (20 Sq Ft)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. 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.

