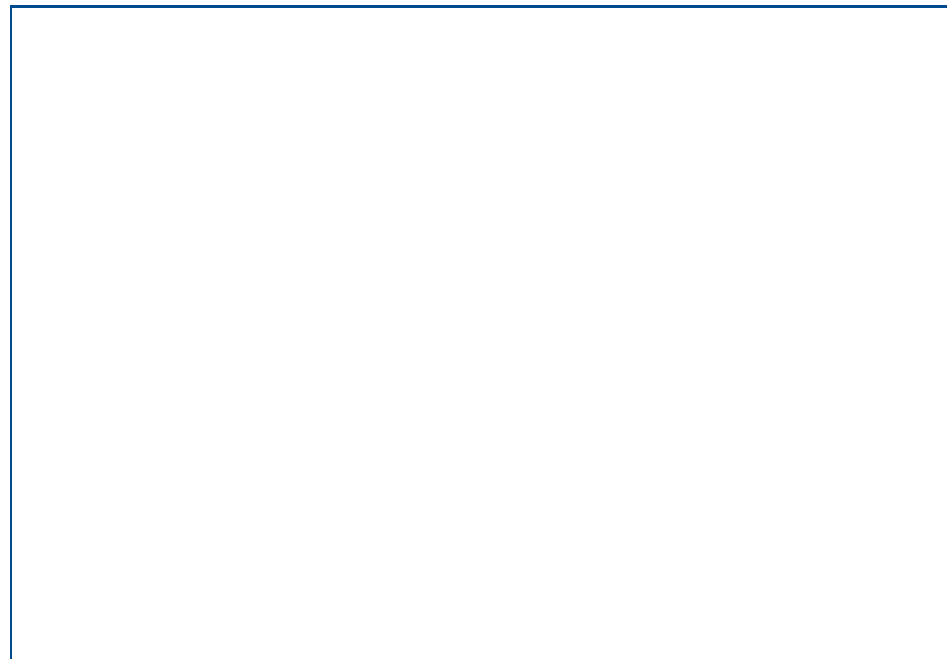
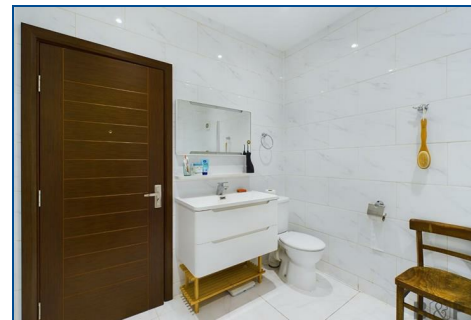
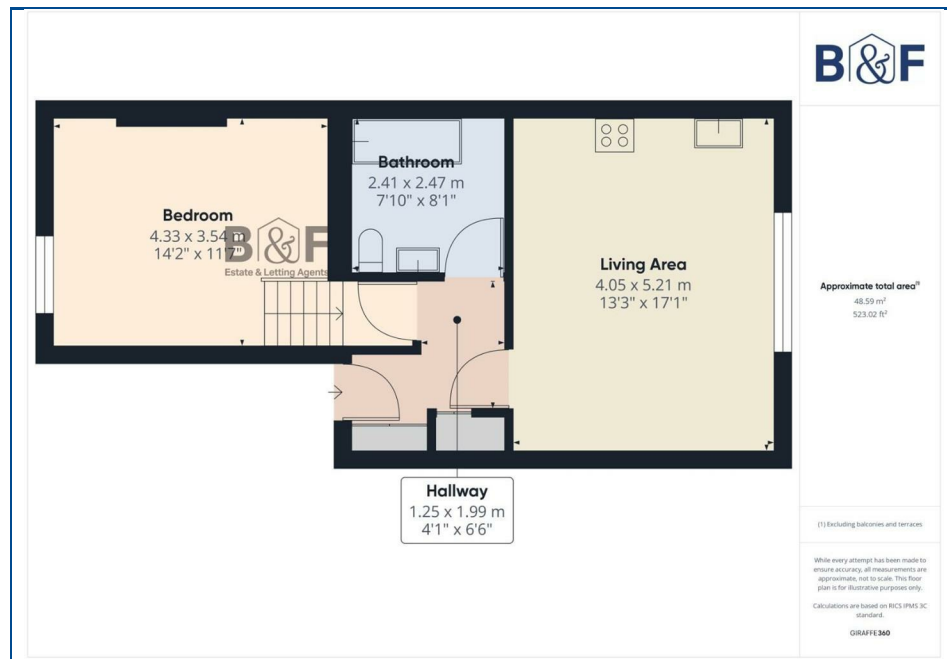


Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- Stylish Apartment
- Modern Bathroom
- Close to Amenities
- Cycle Track Nearby
- Electric Heating
- Large Double Bedroom
- Open Plan Living
- Good Bus Route
- Double Glazing
- No Onward Chain

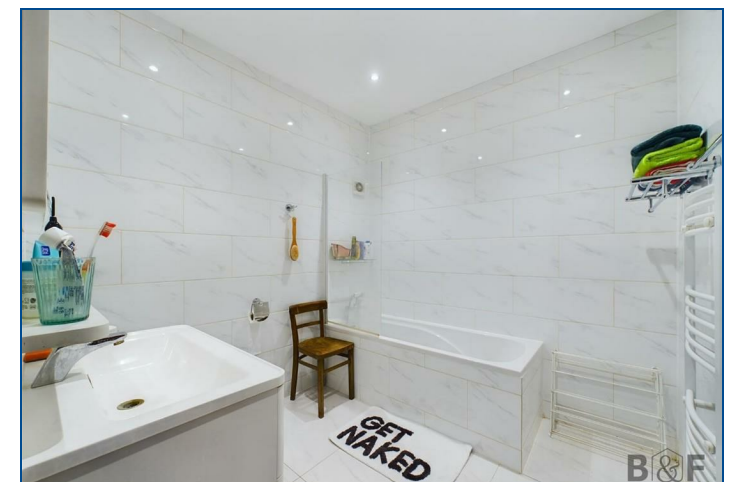
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	80
	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



10b Broad Street, Staple Hill, Bristol, BS16 5NX
£165,000



Hallway 4'1" x 6'6"
Living Area 13'3" x 17'1"
Bedroom 14'2" x 11'7"
Bathroom 7'10" x 8'1"

Offered with the benefit of no onward chain and situated in the heart of Staple Hill with good access to all amenities is this spacious one bedroom second floor apartment where the conversion was completed in 2019. In brief this stylish property boasts hallway, open plan living area, good size bathroom and large double bedroom. An internal viewing will not disappoint! Energy Rating C, Council Tax Band A.

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR **

