



- No Onward Chain
- Good Order
- Spacious Lounge/Diner
- Popular Location
- Communal Sitting Room
- Spacious Flat
- Double Bedroom with Fitted Wardrobe
- Double Glazing
- Close to Shops
- Over 55's

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		
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.

Brunt & Fussell

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141 High Street, Staple Hill, Bristol, BS16 5HQ



52 Park View Court, Staple Hill, Bristol, BS16 5HG
£140,000



- Hallway
- Lounge/Dining Room
- Kitchen
- Bedroom
- Bathroom
- Communal Gardens

Offered with no onward chain, is this fine one bedroom retirement flat. The property is larger than most of the other one bedroom flats in the development. The property is in good order and comprises hallway with entry phone, spacious lounge/dining room, fitted kitchen, bedroom with mirrored fitted wardrobes and bathroom. There are delightful communal gardens, a guest suite if communal lounge. Other benefits include double glazing and electric heating. Situated in this popular development by Page Park and close to the amenities of Staple Hill, Doctors surgery and bus routes. Energy Rating TBC, Council Tax Band C. Remaining Lease 99 Years, Current Annual Maintenance Fee £2180, Annual Ground Rent £646.

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

