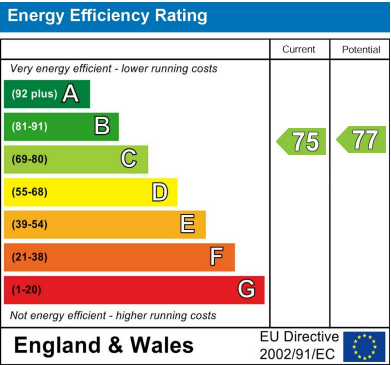


- No Chain
- Popular Retirement Flat
- Double Glazing
- Independent Living
- Close to Shops
- Two Bedrooms
- Electric Heating
- 24 Emergency Cords
- Backing Onto Communal Gardens
- Next To Doctors Surgery



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

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



22 Britannia Court, Christchurch Lane, Bristol, BS16 5TR
£189,950



Hallway 15'5 x 6'8
 Lounge/Diner 11'2 x 22'9
 Kitchen 7'10 x 7'1
 Bedroom One 8' x 15'9
 Bedroom Two 9'2 x 13'7
 Bathroom 5'9 x 7
 Outside
 Communal Gardens

OFFERED WITH NO CHAIN. We are delighted to offer for sale this splendid two bedroom first floor retirement flat. The property is ideally located over looking delightful mature communal gardens, Christchurch Church and Downend cricket ground. The Doctors surgery is next door and the amenities of Staple Hill and Downend are a gentle stroll away. The accommodation comprises hallway with entry phone, lounge/diner, kitchen, two double bedrooms and shower room. Other benefits include 24 hour emergency cord service, washing room, guest room and a communal lounge. In our opinion this property is sure to be of interest to someone enjoys independent living, but has the opportunity to mix with others if would like to. Energy Rating C, Council Tax Band D. 102 Years Remaining on Lease, £3388 Annual Maintenance Fee, £752 Annual Ground Rent.

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

