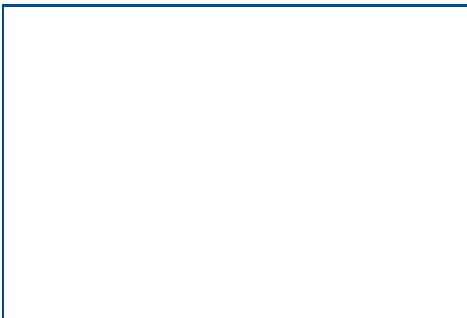
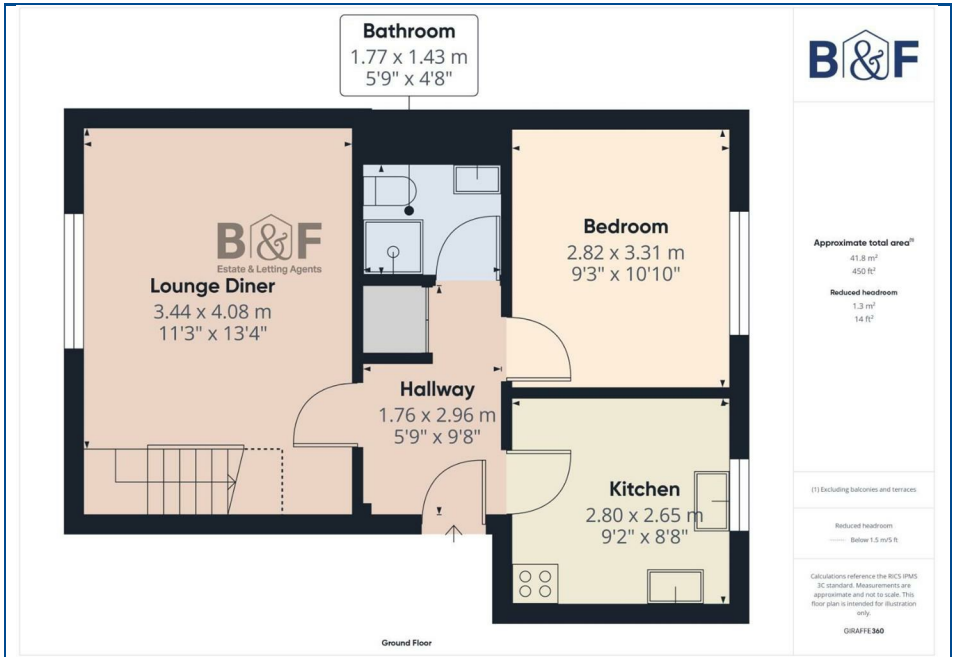




- Top Floor Flat
- Two Bathrooms
- Double Glazing
- Two x OSP
- Two Bedrooms
- Gas Central Heating
- Split Level Layout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	74	74
(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

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



9 Montreux Court, Soundwell Road, Bristol, BS16 4RS
£225,000



- Entrance Hall
- Kitchen
- Bedroom Two
- Shower Room
- Lounge
- Master Gallery Bedroom
- En-suite
- Outside

This well presented two bedroom property is spacious and has a lovely quirky feel due to its individual layout over two floors. Situated on the top floor, the accommodation comprises hallway, kitchen, double bedroom and shower room, with door to a vaulted ceiling lounge. From the lounge is a stair case which leads to an open plan double bedroom area with en-suite bathroom off. With double glazing throughout, gas central heating and two allocated parking spaces. Energy Rating C, Council Tax Band A. 961 Years remaining on the lease, £720 p/a maintenance fee, £25 p/a ground rent.

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

