



7 Linden Court, Clarence Road, Bristol, BS15 1PB

£189,950

We are delighted to offer for sale with no onward chain this stunning first floor two bedroom apartment with communal gardens and off street-parking. The property is in good order throughout and briefly comprises; hallway, lounge, fitted kitchen with appliances, two bedrooms and bathroom. Other benefits include gas central heating and PVC double glazing. Situated in this convenient location with good access to Bristol City Centre and local amenities. An early viewing is highly recommended. Council tax band B. Energy Rating B £1614.88 p/a maintenance fee, £175 p/a ground rent. 103 years remaining on lease.

- No Onward Chain
- Two Bedrooms
- Off Street Parking
- Gas Central Heating
- Double Glazing
- Popular Location
- Good Order Throughout
- Energy rating

Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



2



1



1



B

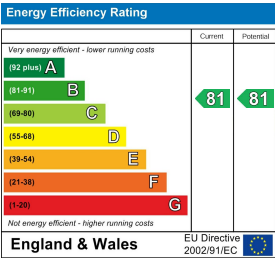
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.