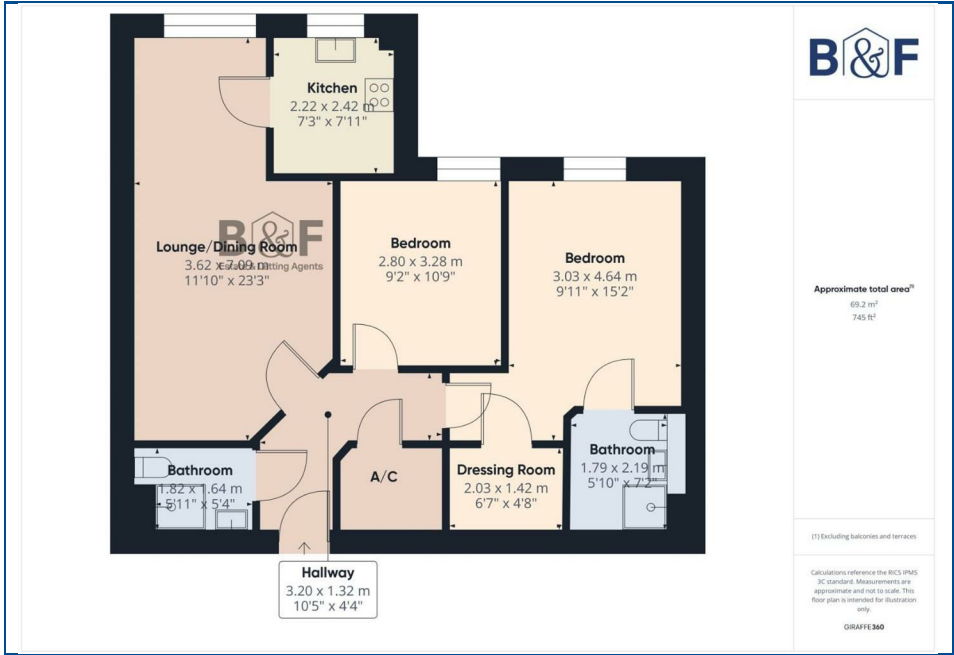
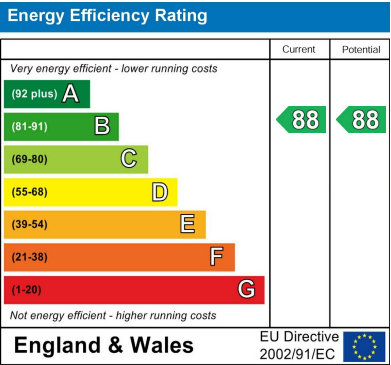




- Retirement Flat
- Two Bedrooms
- Shower Room & Ensuite
- Close To All Local Amenities
- Popular Location
- Energy Rating B



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

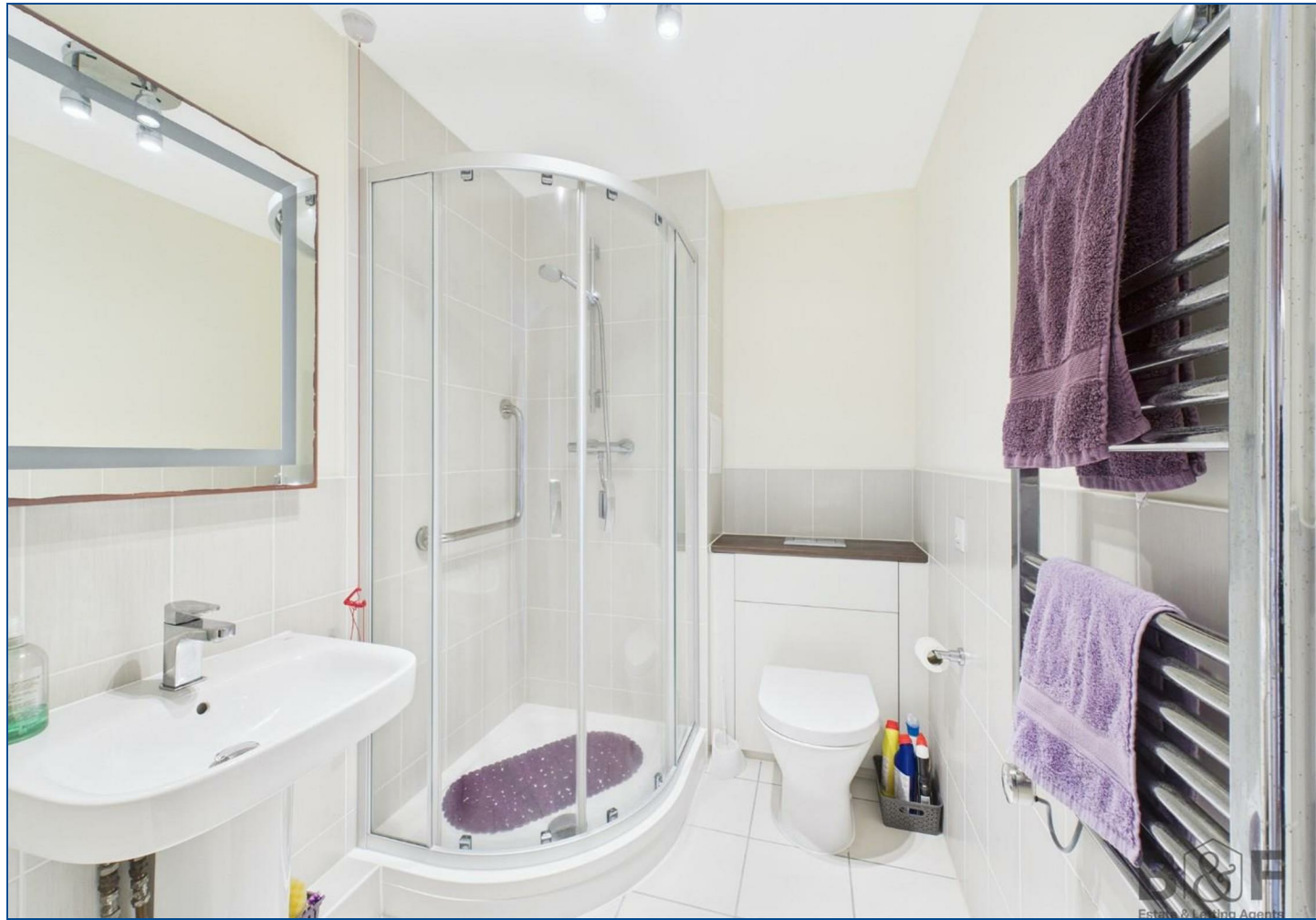
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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



28 William Page Court, Broad Street, Staple Hill, Bristol, BS16 5FF
£325,000



- Hallway 10'3" x 4'4"
- Lounge/ Dining Room 11'9" x 23'1"
- Kitchen 7'4" x 7'11"
- Shower Room 6'0" x 5'3"
- Bedroom One 9'10" x 12'7"
- Shower Room 6'9" x 7'3"
- Dressing Room 6'8" x 4'9"
- Bedroom Two 9'1" x 10'6"
- Communal Lounge
- Communal Gardens
- Private Car Park

Offered for sale is this impressive retirement flat in the heart of Staple Hill. Purpose-built with the needs of retirees in mind, this modern residence combines comfort, convenience, and a high-quality living experience. The accommodation includes a welcoming hallway, a spacious lounge and dining room, a well-fitted kitchen, two double bedrooms — the master benefiting from an ensuite and walk in wardrobe — and a contemporary shower room. A key highlight of this property is its prime location. Just a short stroll from local shops and charming cafés, residents can enjoy everyday essentials on their doorstep. The much-loved Page Park is also nearby, providing a beautiful green space for leisurely walks and relaxation. This retirement flat is more than just a home; it is part of a community where comfort meets accessibility. With its stylish finishes, thoughtful layout, and excellent setting, it offers the perfect choice for those looking to downsize or embrace a more relaxed lifestyle in a vibrant and welcoming area. Energy Rating B. Council Tax. D. Leasehold Lease term-990 years remaining. Ground rent £495 a year. Service charge £4,152 p/a.

PLEASE INTERACT WITH OUR MAREKT LEADING VIRTUAL TOUR

