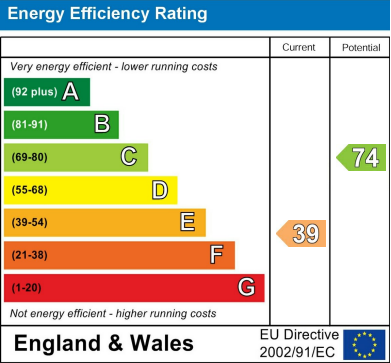


- No Onward Chain
- One Bedroom
- Popular Location
- Top Floor Flat
- Great Views
- Energy Rating E



MONEY LAUNDERING REGULATIONS 2003

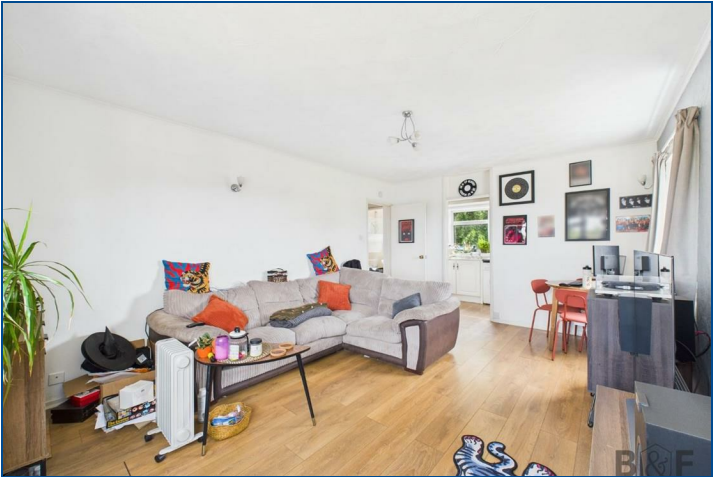
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.bruntfandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



33 Overnhill Court, Downend, Bristol, BS16 5DL
£169,995



Living/ Dining Room 12'1" x 16'11"

Kitchen 12'0" x 5'10"

Hallway 11'10" x 3'1"

Bedroom 11'11" x 12'0"

Bathroom 6'5" x 5'5"

We are pleased to offer for sale with no onward chain this fine one bedroom purpose built apartment. Situated on this popular development close to the amenities of Downend, Staple Hill and Fishponds, with good access to the Bristol City Centre and ring road making it a sought after location. The accommodation briefly comprises; hallway, spacious lounge, kitchen, double bedroom with fitted wardrobe and bathroom. The flat also benefits from double glazing and electric room heaters. Residents also benefit from a communal garden offering outdoor space to hang washing and enjoy the sunshine, we would strongly recommend a early viewing to avoid disappointment. Energy Rating E. Council Tax Band A. 944 years reaming on Lease. £1,200p/a Service Charge.

PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR

