

564 Bath Road, Bristol , BS4 3LE

£165,000

- Ground Floor Apartment
- Sitting Room
- Bathroom
- Off Street Parking Area
- In Need of Some Updating
- One Double Bedroom
- Separate Kitchen
- Communal Gardens
- No Onward Chain
- Energy Rating - D

A ground floor apartment situated on Bath Road, Brislington, where local amenities such as shops and eateries are in abundance on nearby Sandy Park, and the popular open green spaces of Arnos Court Park & Victory Park are also within walking distance. Bus services are frequent along the Bath Road allowing easy access into the city.

Comprising a communal entrance, entrance hallway, a bay fronted sitting room, a separate kitchen, double bedroom and a bathroom. Outside, there are communal gardens to the front and rear of the property and a parking area providing off street parking.

The property would benefit from some updating and presents a great opportunity for the discerning buyer to put their own stamp on their new home, a great First Time purchase or Buy to Let investment.

Sitting Room 13'05 x 13'01 (4.09m x 3.99m)

Kitchen 8'05 x 7'09 (2.57m x 2.36m)

Bedroom One 9'01 x 14 (2.77m x 4.27m)

Bathroom 5'11 x 5 (1.80m x 1.52m)

Tenure - Leasehold

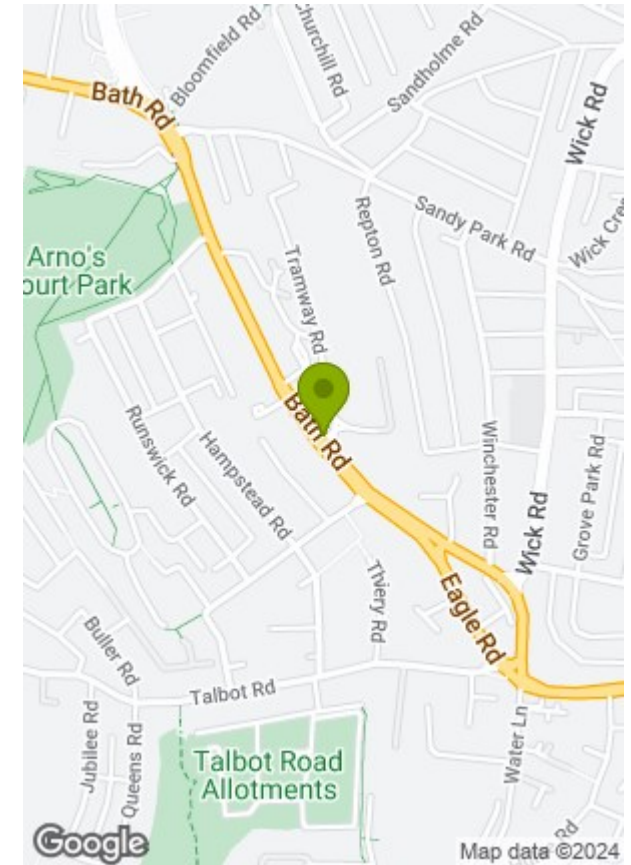
999 year lease from 1st January 1990

There is a peppercorn ground rent

Council Tax Band - A







Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
64	75
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(61-81) B	
(49-60) C	
(35-48) D	
(21-34) E	
(11-20) F	
(1-10) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

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