



Langton Way, Brislington

£185,000

- **Purpose Built Apartment**
- **Sizable Sitting Room**
- **Bathroom**
- **NO ONWARD CHAIN**
- **Great First Time Purchase**

- **One Double Bedroom**
- **Separate Kitchen**
- **Allocated Parking**
- **Favourable Location Close to River Avon**
- **Energy Rating - C**

Situated on a quiet Cul-de-sac in St Annes Park, this well-proportioned one-bedroom apartment is offered with no onward chain and is located on the first floor and features a good sized double bedroom, a sizable sitting room with an adjoining kitchen, a bathroom and plenty of storage space. There is an allocated parking space that comes with the property and plenty of visitor spots. The area has become increasingly popular due to the proximity of the river with many using sections of the river for wild swimming and canoeing. The hugely popular Beeses that overlooks the River Avon is a 30 minute walk away, the venue offers a host of themed dining nights and live music on Friday nights during the summer months. Other local amenities are close at hand with a Coop supermarket a 5 minute walk and there are regular bus services taking you in and out of the city. This property would make the ideal first time purchase and an early appointment to view is thoroughly recommended.

Sitting Room 14'7" x 10'11" (4.45m x 3.35m)

Kitchen 6'10 x 9'08 (2.08m x 2.95m)

Bathroom 6'01 x 6'09 (1.85m x 2.06m)

Bedroom 9'00 x 11'02 (2.74m x 3.40m)

Tenure - Leasehold

Lease Start Date 28/10/1993

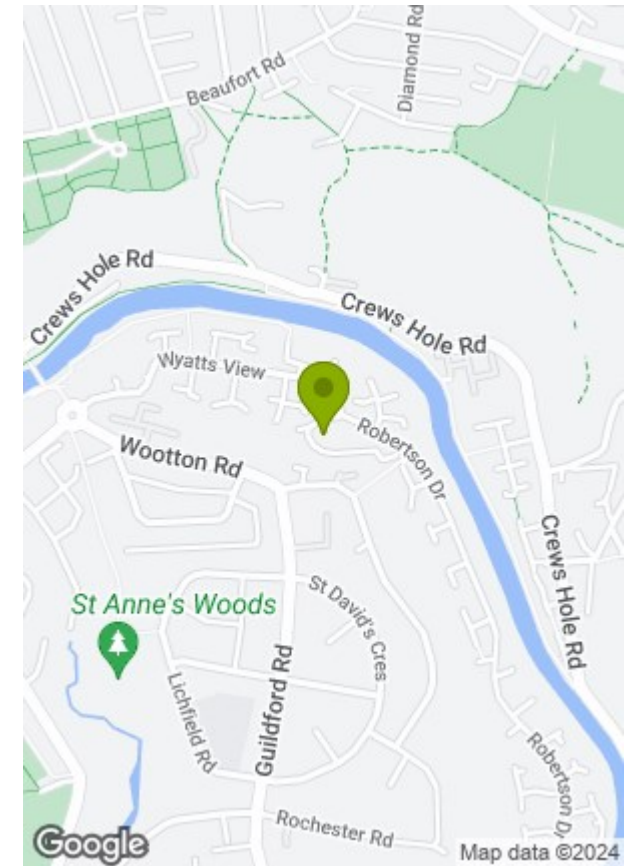
Lease End Date 01/01/2992

Lease Term 999 Years From 1 January 1993

Lease Term Remaining 968 years

Council Tax Band - A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	74
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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