



4 Talbot Road, Bristol , BS4 2NE

£195,000

- 3D VIRTUAL TOUR
- One Double Bedroom
- Modern Bathroom
- Outside Drying Area & Storage Shed
- Ideal First Time Purchase
- Purpose Built Apartment
- Open Plan Living / Kitchen Area
- Allocated Parking
- Ultra Fast Broadband
- Energy Rating - C

Conveniently located within a very short walk of Wells Road where you will find an abundance of local amenities including Fox and West Deli, Acapella, Southside Bar and the recently opened Bruhaha Bar serving local craft beers, and on the door step of the beautiful Arnos Vale Cemetery which is a site of culture, history and nature, with 45 acres of green space within the heart of Bristol, and with a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The highly regarded Knowle Pub is a short walk away, a popular community hub for friends & neighbours to get together for a Sunday Lunch or just a quiet drink in the beer garden. The property is also well placed for commuters with Temple Meads Station just a 30 minute walk or 12 minute cycle away, Bristol's scenic harbourside and city centre are also within walking distance.

This well presented apartment is located on the first floor and has many great features including a sitting room with French doors and a Juliette balcony, open plan kitchen area, a double bedroom with roof light, modern bathroom, a recently fitted combi boiler and gas central heating. The property also benefits from access to a loft space via a pull down ladder. Outside the flat benefits from an allocated parking space, outside drying area and a storage shed. Ideal for first time buyers, investors or those looking to downsize. Call for a viewing today.

Open Plan Living/Kitchen 19'8" maximum x 12'1" maximum (6.00 maximum x 3.70 maximum)

Bedroom 13'6" x 9'6" (4.14 x 2.90)

Bathroom 5'10" maximum x 8'6" maximum (1.79 maximum x 2.60 maximum)

Tenure - Leasehold

Lease Start Date 30/01/2006

Lease End Date 01/09/3003

Lease Term 999 Years From 1 September 2004

Lease Term Remaining 980 years

Annual Service Charge £840 (includes ground rent)

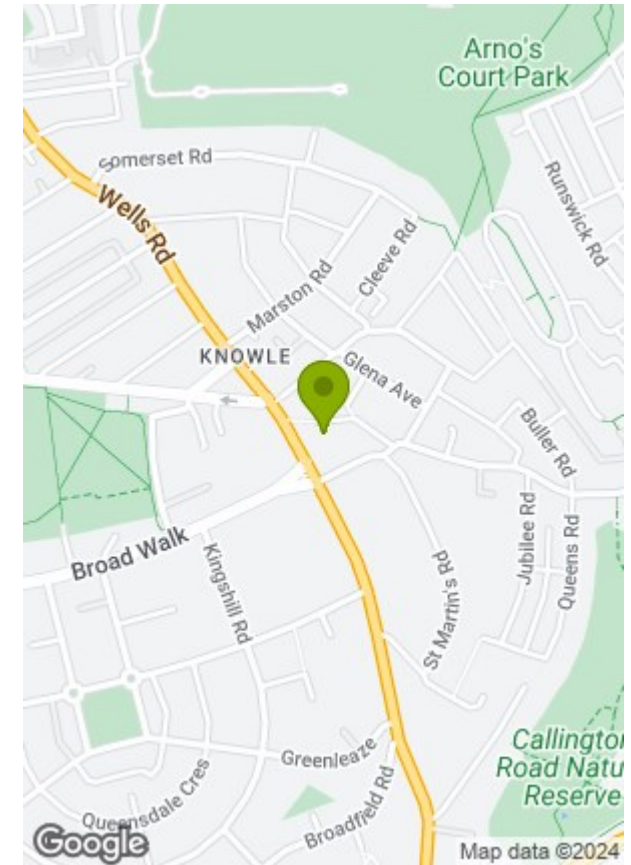
Council Tax Band - A







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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		
Not energy efficient - higher running costs		
	77	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(40-60) C		
(21-39) D		
(12-20) E		
(1-11) F		
(0) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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