



Westleigh Park, Hengrove

£180,000

- **Energy Rating - D**
- **Private Front Garden**
- **Gas Central Heating**
- **Two Storage Sheds**
- **Perfect For First Time Buyers**

- **Ground Floor Flat**
- **Communal Back Garden**
- **UPVC Double Glazing**
- **Light & Airy Throughout**
- **Close To Local Amenities**

Nestled in the sought-after Hengrove area, this delightful ground floor one-bedroom flat offers an ideal blend of comfort and convenience. Its prime location ensures easy access to a variety of local amenities, including shops, schools, bus routes, and Hengrove Park.

The property boasts a welcoming entrance hallway leading to a spacious double bedroom. The bright and airy lounge offers views of the flat's private front garden, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed with modern living in mind, while the bathroom features a shower over the bath, adding convenience to daily routines.

For added storage solutions, the property includes two personal shed spaces, ensuring ample room for belongings. Residents can also enjoy the benefits of a well-maintained communal garden, offering a safe and relaxing outdoor space. UPVC double glazing and efficient gas central heating powered by a combination boiler, ensuring comfort throughout the year.

Don't miss the opportunity to call this charming flat your home, offering a perfect combination of location, comfort, and modern living amenities.

Lounge 14'0" x 12'5" into recess (4.28 x 3.81 into recess)

Kitchen 10'6" x 5'11" (3.22 x 1.81)

Bathroom 6'7" x 5'6" (2.03 x 1.69)

Bedroom 10'11" x 10'8" (3.35 x 3.26)

Tenure - Leasehold

Lease Start Date 05/08/1991

Lease End Date 05/08/2116

Lease Term 125 Years From 5 August 1991

Lease Term Remaining 91 years

Ground Rent - £10 p.a

Service Charge - £37.05 p.m (£444.60 p.a) -Reviewed Annually

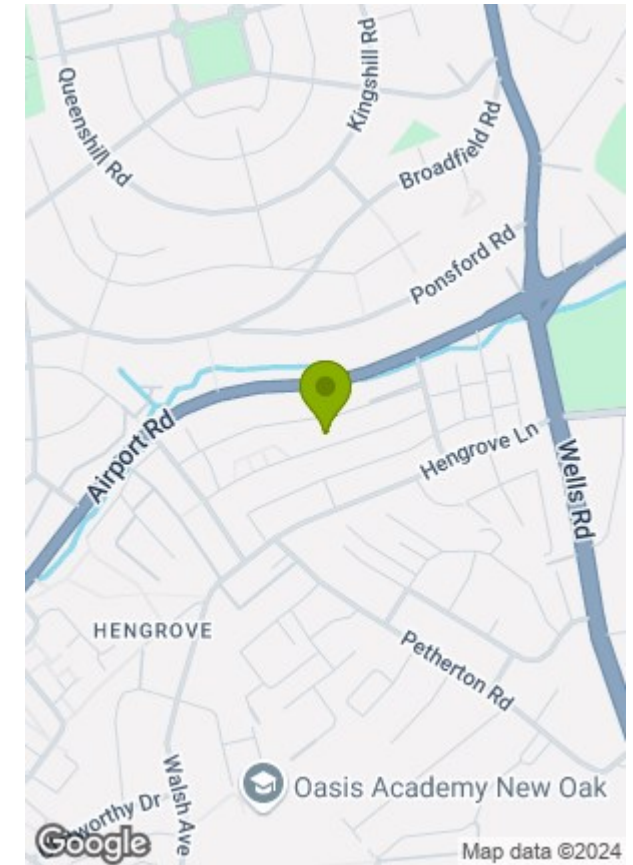
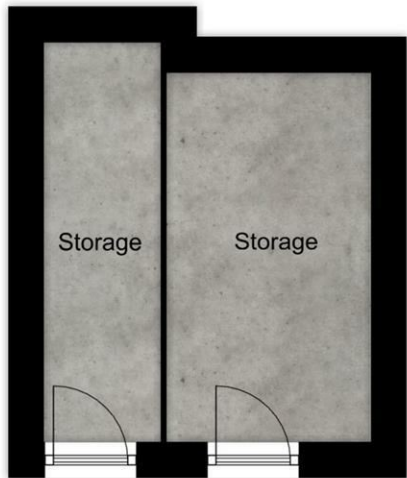
Council Tax Band - A











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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	67	England & Wales	EU Directive 2002/91/EC	71

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