



19 Langton Way, Bristol , BS4 4AU

O.I.R.O £200,000

- 3D VIRTUAL TOUR
- Double Bedroom
- Modern High Gloss Kitchen
- No Onward Chain
- Favourable Location Close to River Avon
- Purpose Built Apartment
- Light & Airy Sitting Room
- Modern Bathroom
- GARAGE & Plenty of Visitor Parking
- Energy Rating - C

Situated on a quiet Cul-de-sac in St Annes Park, this well-proportioned and exceptionally well presented one-bedroom apartment is offered with no onward chain. Located on the first floor and featuring a good sized double bedroom, a sizable light & airy sitting room with an adjoining modern high gloss kitchen, a bathroom and plenty of storage space. There is a garage that comes with the property, and there is plenty of visitor parking. 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 14'10" x 11'1" (4.53 x 3.39)

Kitchen 9'8" x 6'9" (2.97 x 2.08)

Bedroom 11'3" x 9'1" (3.43 x 2.79)

Bathroom 7'3" x 6'2" (2.21 x 1.88)

Both at Max

Tenure - Leasehold

Lease Start Date 26/08/1993

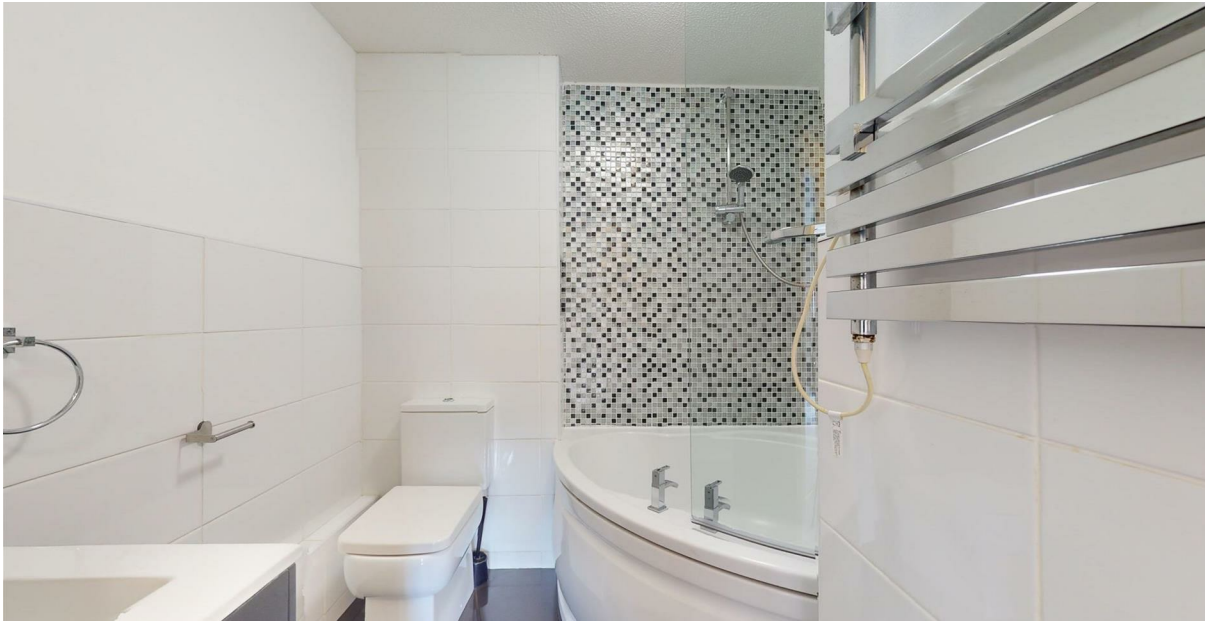
Lease End Date 01/01/2992

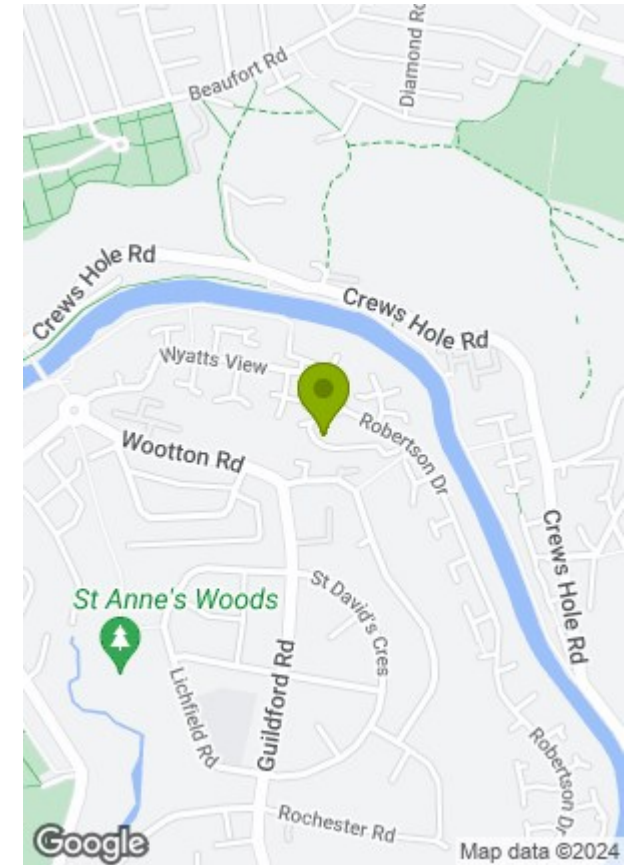
Lease Term 999 Years From 1 January 1993

Lease Term Remaining 968 years

Council Tax Band - A







#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	79	84
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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