



Wells Road, Knowle

£220,000

- Energy Rating - C
- Two Double Bedrooms
- NO ONWARD CHAIN
- Loft Space
- Gas Central Heating
- First Floor Flat
- Light & Airy throughout
- Parking Space
- Extensive Views
- UPVC Double Glazing

This NO ONWARD CHAIN first floor flat comprises; a good size sitting/dining room, a well equipped kitchen, two double bedrooms and a white bathroom suite. The property also benefits from UPVC double glazing, Gas central Heating and a parking space.

Within walking distance of lots of local amenities including the Jubilee Swimming Pool, the highly regarded 'The Knowle' Public House, Fox and West Deli, the recently opened Bruhaha, a Brewpub & social space, Acapella and Southside Bar, good schools and a choice of great parks on your doorstep providing a great escape from the hustle & bustle of the city. The property is also well placed for commuters with Temple Meads Station around a 40 minute walk away or 15 minute cycle, Bristol's scenic harbourside and city centre are also within walking distance.

Lounge 14'9" x 10'1" (4.52 x 3.08)

Bedroom One 12'7" x 9'10" (3.86 x 3.00)

Bedroom Two 9'5" x 8'0" (2.89 x 2.46)

Kitchen 12'0" x 8'2" (3.67 x 2.49)
both at max

Bathroom 6'8" x 6'7" (2.05 x 2.01)

Tenure - Share of a Freehold
Lease Start Date 11/10/2021
Lease End Date 11/10/3020
Lease Term 999 Years From And Including 12 October 2021 To And Including 11 October 3020
Lease Term Remaining 997 years

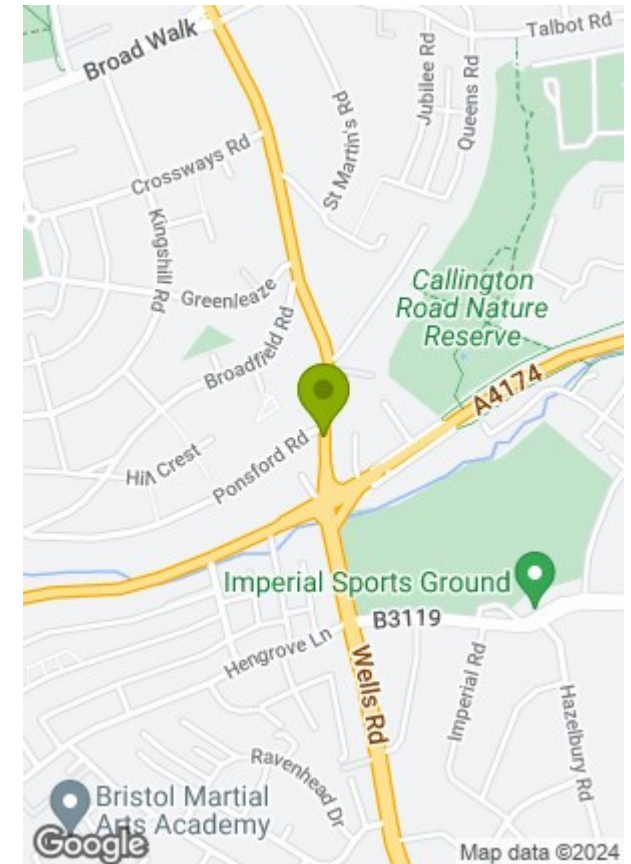
Service charge - £0
Ground rent - TBC

Council Tax Band - A





AWAITING FLOORPLAN



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		
	73	75
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.