



5 Roegate Drive, Bristol , BS4 4DX

£165,000



- 3D INTERACTIVE TOUR
- One Bedroom with Dressing Room / Wardrobe Area
- Newly Fitted Kitchen
- NO ONWARD CHAIN
- Popular Riverside Development
- Newly Renovated Purpose Built Apartment
- Light & Airy Sitting Room
- Newly Fitted Bathroom
- Allocated Parking
- Energy Rating - D

The perfect first time purchase! A newly renovated first floor apartment located in the popular riverside development of St Annes Park. Accessed via a communal front door with a security entry phone system, stairs lead to the first floor, step into the entrance hall and you will find a light & airy sitting room beyond with a newly fitted white, high gloss kitchen with an integrated stainless steel oven & hob. There is a double bedroom, with a walk in dressing room / wardrobe area and a newly fitted white bathroom suite. Outside, there is an allocated parking space.

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 35 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 2 minute walk and there are regular bus services taking you in and out of the city. This property is offered with no onward chain and would make the ideal first time purchase and an early appointment to view is thoroughly recommended.

Sitting Room 11'2" x 9'9" (3.41 x 2.98 )

Kitchen 10'0" x 6'7" (3.06 x 2.01 )  
Both at max

Bedroom 9'6" x 8'4" (2.91 x 2.56 )

Wardrobe 5'11" x 4'5" (1.81 x 1.37 )

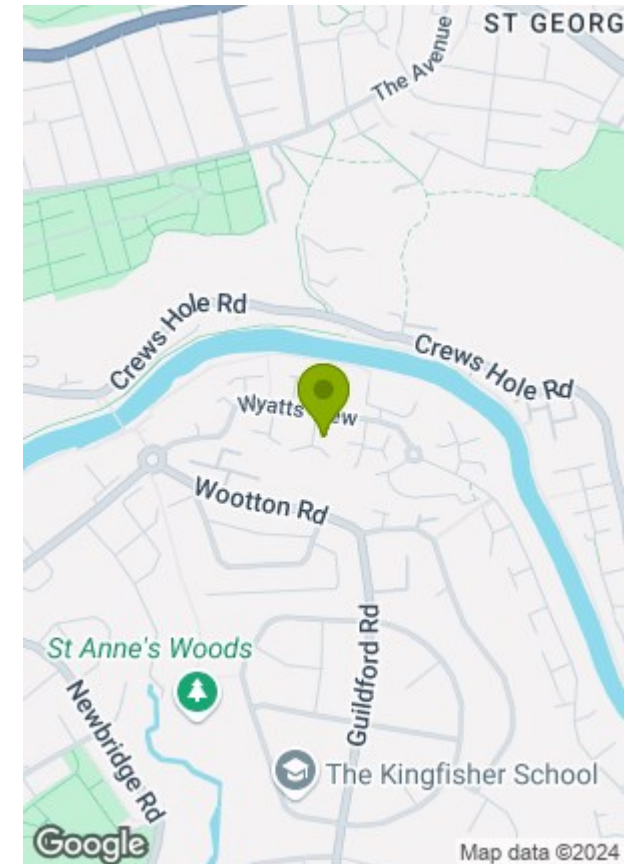
Bathroom 6'0" x 5'4" (1.83 x 1.63 )

Tenure - Leasehold  
Lease Start Date 12/07/1995  
Lease End Date 01/01/2990  
Lease Term 999 years from 1 January 1991  
Lease Term Remaining 965 years

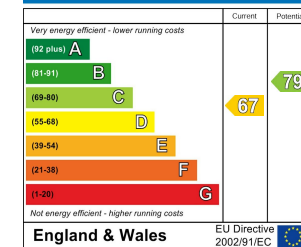
Council Tax Band - A



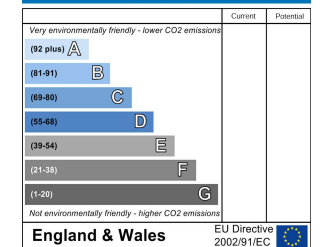




### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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.