



12 Langton Way, Bristol , BS4 4AU

£179,500

- Energy Rating - C
- Recently Decorated Throughout
- One Bedroom
- Close To Local Amenities
- Kitchen With Plenty Of Storage
- NO ONWARD CHAIN
- Purpose Built Flat
- Allocated Parking Space
- Perfect For First Time Buyers
- Light & Airy Throughout

Situated on a quiet cul-de-sac in St Annes Park, this well-proportioned one-bedroom apartment has been decorated throughout and is ready for someone to move straight into. Offered with no onward chain, the property is located on the first floor and features a good-sized double bedroom, a sizable sitting room with an adjoining kitchen, a bathroom, and plenty of storage space. There is an allocated parking space that comes with the property, along with plenty of visitor spots.

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 14'7" x 10'11" (4.45m x 3.35m)

Kitchen 6'10 x 9'08 (2.08m x 2.95m)

Bathroom 6'01 x 6'09 (1.85m x 2.06m)

Bedroom 9'00 x 11'02 (2.74m x 3.40m)

Tenure - Leasehold

Lease Start Date 28/10/1993

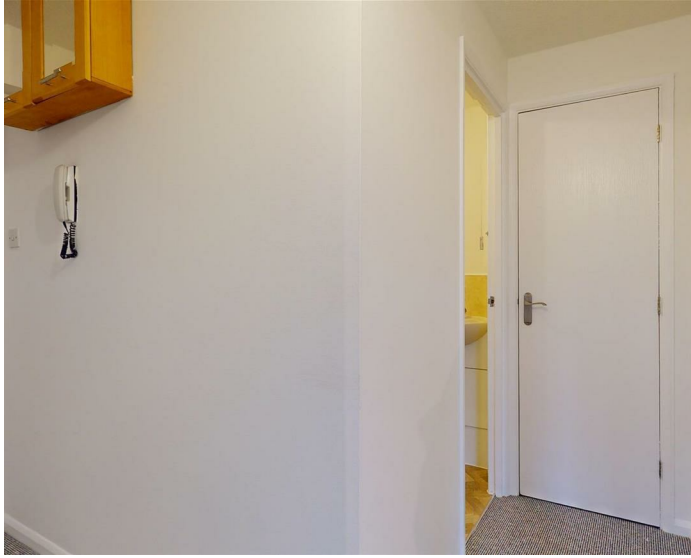
Lease End Date 01/01/2992

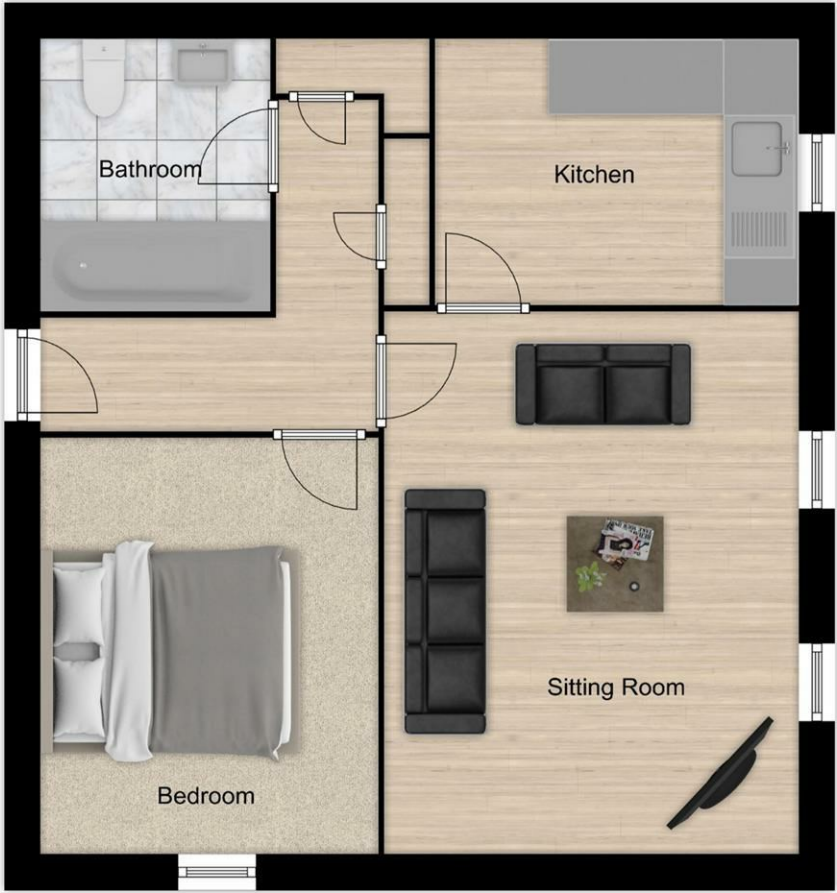
Lease Term 999 Years From 1 January 1993

Lease Term Remaining 968 years

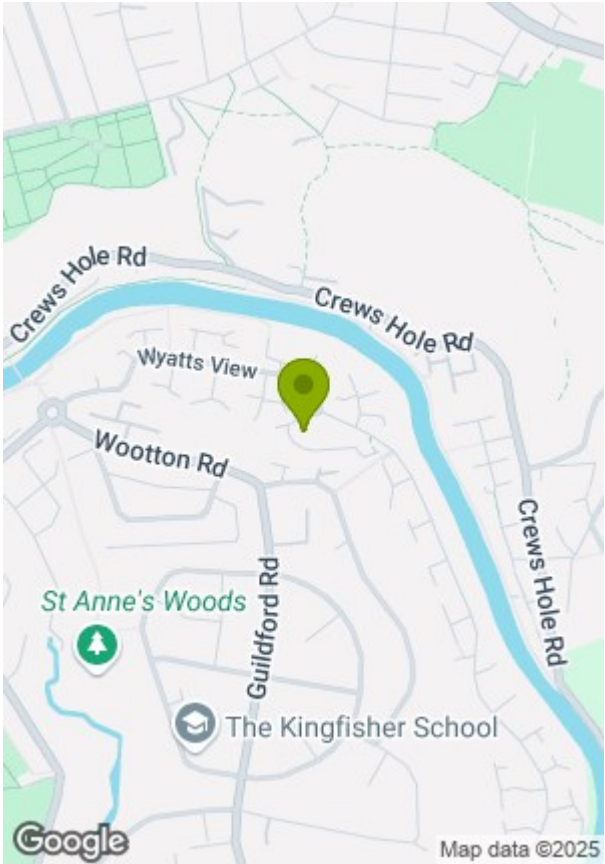
Council Tax Band - A







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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		England & Wales	EU Directive 2002/91/EC	

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