



**1 Vicarage Court Aubrey Road, Bristol , BS3 3EX**

**£245,000**



Situated just moments from vibrant North Street, this ground-floor apartment offers the perfect blend of convenience and vibrancy, with independent shops, cafés, and eateries right on the doorstep. From the lively atmosphere of The Tobacco Factory to the delicious offerings at Souk Kitchen and The Spotted Cow, there's no shortage of fantastic places to eat and drink nearby. Offered with no onward chain, this home is ready to move straight into.

Set back slightly from the street, the property benefits from its own private entrance, leading into a welcoming hallway. Inside, the bright and airy living area provides ample space for both relaxation and dining, while the sleek high-gloss kitchen boasts plenty of cupboard space. The generous-sized bedroom offers a peaceful retreat, complemented by a modern white bathroom suite. The hallway also features a spacious storage cupboard, perfect for keeping things tidy.

Outside, the garden to the front of the property provides a lovely spot to unwind, perfect for enjoying a drink on warm summer evenings. There is also a driveway, shared with the flat above, offering convenient off-street parking.

A fantastic opportunity for first-time buyers or investors alike!

Sitting/Dining Room 17'02 max x 10'11 max (5.23m max x 3.33m max)

Kitchen 7'11 x 9'04 (2.41m x 2.84m )

Bedroom 12'10 x 9'07 (3.91m x 2.92m)

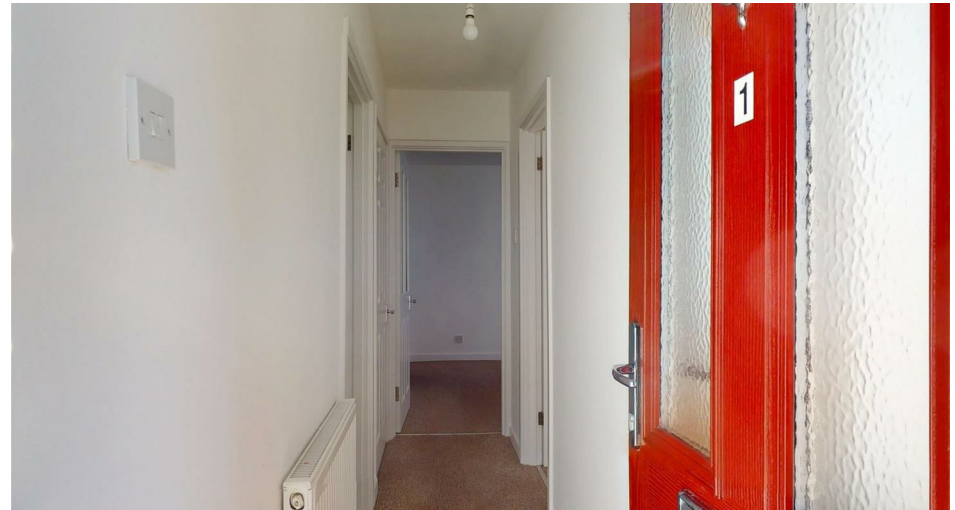
Bathroom 7'08 x 4'06 (2.34m x 1.37m )

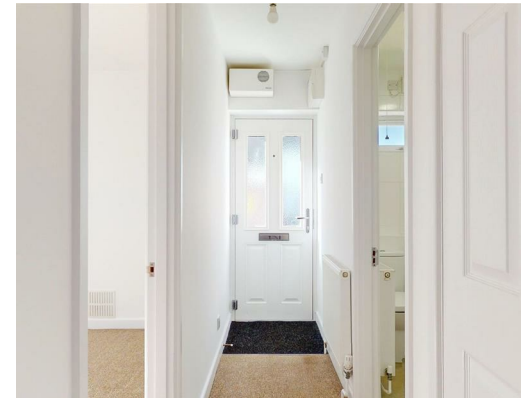
Council Tax Band - A

Tenure - Leasehold

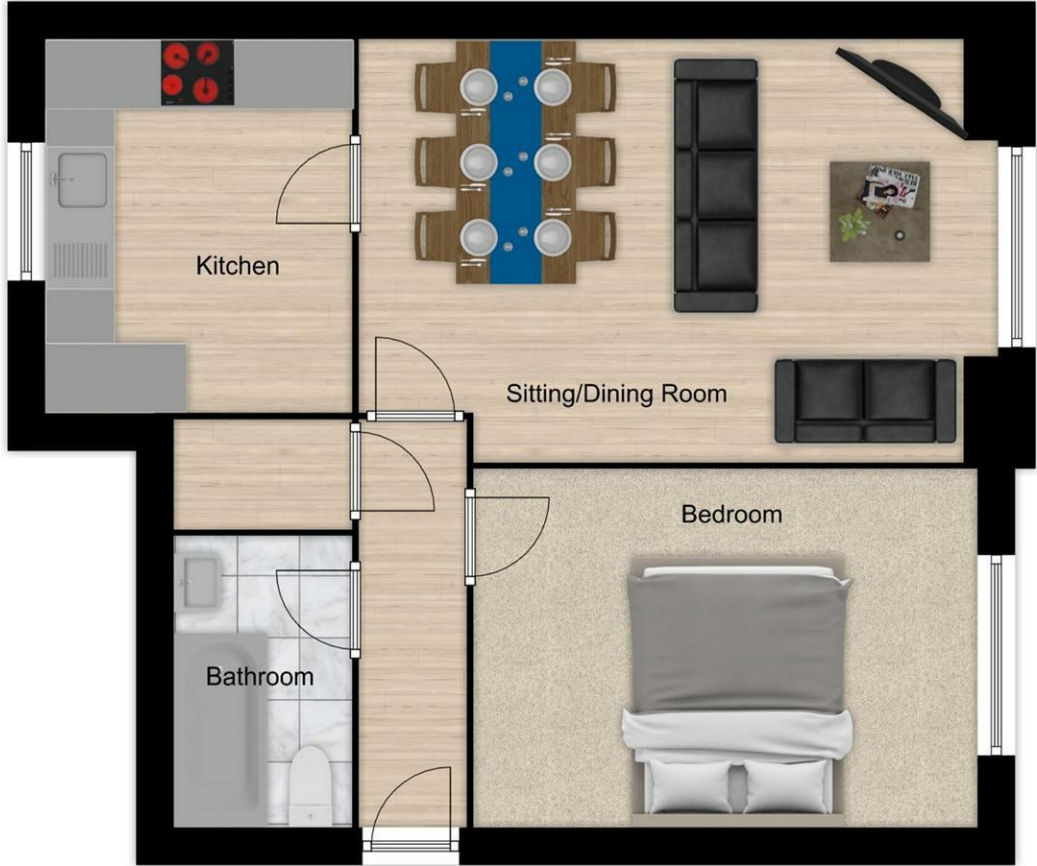
Lease remaining: 959 years

- Ground Floor Apartment
- White Bathroom Suite
- Generous Double Bedroom
- No Onward Chain
- Garden & Shared Driveway
- High Gloss Kitchen
- Bright & Spacious Living Area
- Short Walk To North Street
- Perfect For First Time Buyers
- Energy Rating - C

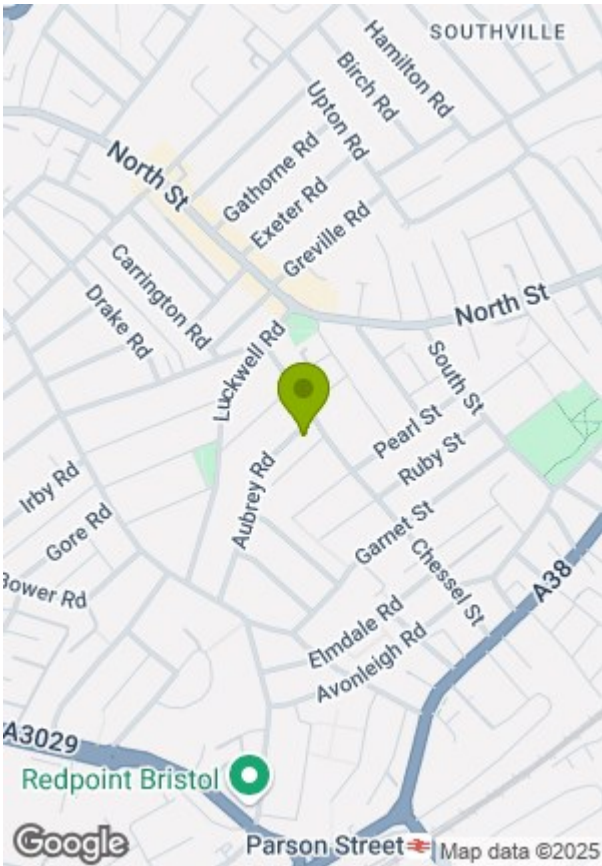








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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(82 plus) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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