



Knowle Road, Knowle

£235,000

- **3D INTERACTIVE TOUR**
- **One Double Bedroom**
- **White Bathroom Suite**
- **Storage Room**
- **Central Location**
- **Ground Floor Flat**
- **Separate Kitchen**
- **Occasional Bedroom / Home Office**
- **Private Entrance & Front Garden**
- **Energy Rating - D**

Situated in a prime location close to local amenities including Fox and West Deli, Bank Restaurant, A Capella Café & Pizzeria, Southside Bar and the recently opened Bruhaha Bar, with Arnos Vale Cemetery, a beautiful Victorian garden cemetery with a café at its heart, within a 10 minute walk.

Other open green spaces such as Perrett's Park, Redcatch Park and the 50 acres of Victoria Park are all within a short walk and offer a great escape from the hustle & bustle of the city.

Temple Meads Train Station is a 15 minute walk and the exciting harbourside development of Wapping Wharf, boasting some of the best bars, restaurants and lifestyle shops in the city, is roughly a 30 minute walk.

Forming part of a substantial Victorian building, this flat is conveniently located on the ground floor and benefits from its own front garden and private entrance. The garden benefits from extensive views across the city. It is currently laid to lawn, but there is scope to create your own flower or vegetable beds.

From the entrance hall, there is a bay-fronted, light & airy sitting room which overlooks the front garden and is large enough to accommodate a dining table. There is a separate kitchen with a useful serving hatch into the sitting room, and a double bedroom with a built in wardrobe, again with a bay window, and a bathroom with white suite. There is an additional mechanically-ventilated room which could be used as an occasional bedroom or a room for storing bikes.

Living Room 16'0" into bay x 13'11" into recess (4.89 into bay x 4.26 into recess)

Kitchen 13'9" x 8'3" into recess (4.21 x 2.53 into recess)

Office 8'9" x 6'5" (2.69 x 1.97)

Bedroom 16'8" into bay x 11'6" (5.10 into bay x 3.52)

Bathroom 8'8" x 5'0" (2.66 x 1.53)

Store Room 12'8" max x 7'4" max (3.87 max x 2.24 max)

Tenure - Leasehold

Lease Term - 125 Years from 29/04/2018

Years Remaining - 113 years

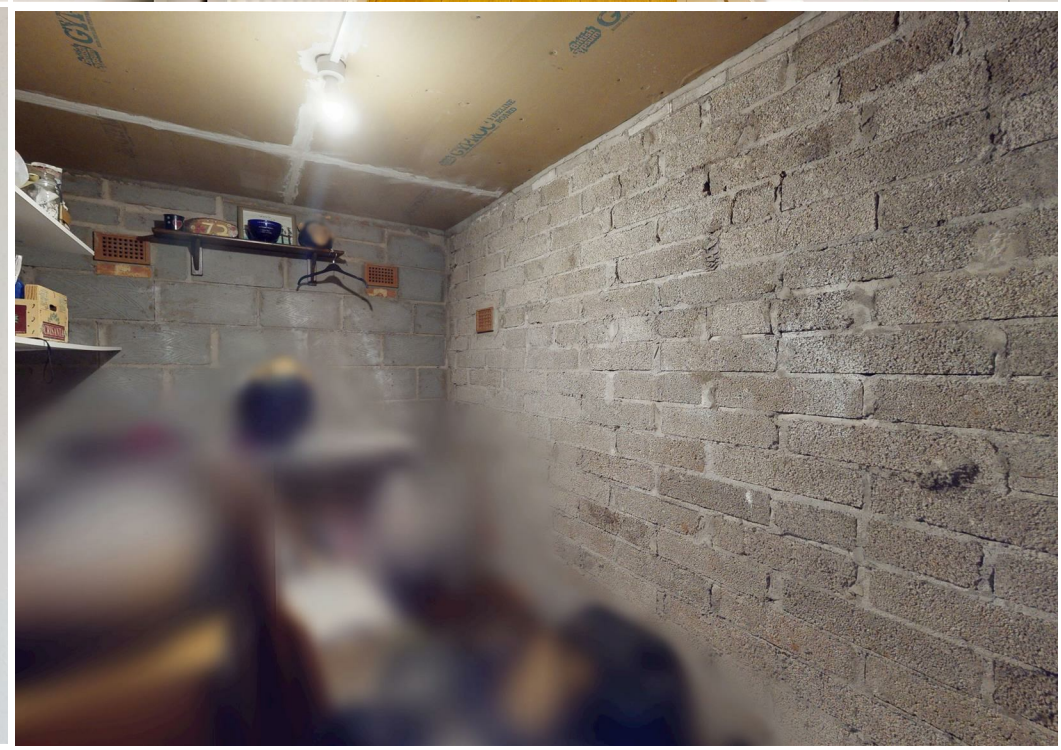
Council Tax Band - A



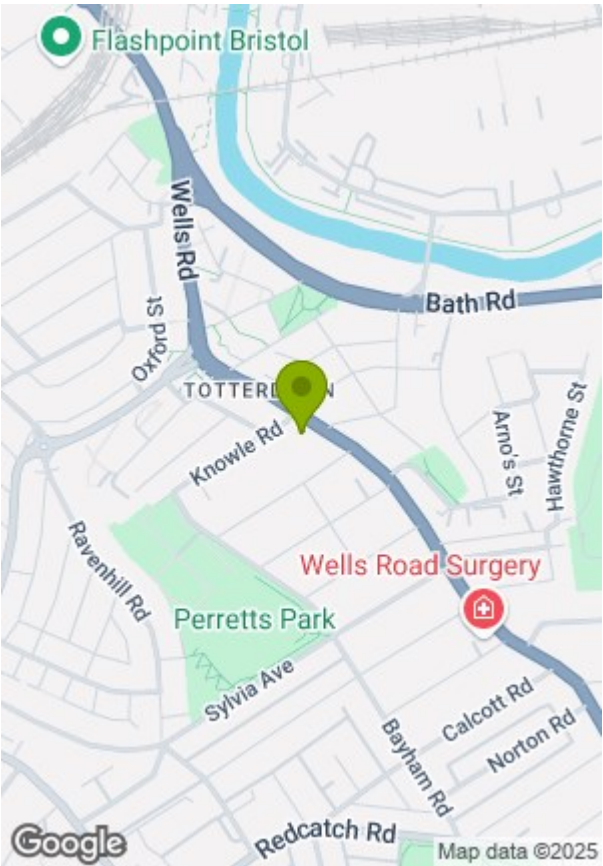












Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		77	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) 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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