

Latimer Close, Brislington

£225,000

- Energy Rating - B
- Ground Floor
- Security Entry Phone System
- En-Suite Shower Room
- Upvc Double Glazing
- Two Bedroom Apartment
- Allocated Car Parking Space
- Well Presented
- Good Size Open Plan Living Area
- Gas Central Heating

Latimer Close, in the heart of Bristol's vibrant Brislington neighborhood, explore local shops, restaurants, and parks, all while being just a short drive away from Bristol's city center. This ground floor 2-bedroom flat presents an exceptional opportunity for comfortable, modern living. Boasting a thoughtful layout, an en-suite shower room, and the added convenience of an allocated car parking space, this property offers a perfect blend of style and functionality.

The heart of this flat is the bright and open living area that seamlessly connects to a contemporary kitchen and dining space. Whether you're entertaining guests or enjoying a quiet night in, this open plan layout is ideal for modern living. There are two double bedrooms, one of which has the added convenience of an en-suite shower room. There is also a modern, family size bathroom.

Added benefits include; Upvc double glazing, gas central heating, an allocated car parking space and security entry phone system.

Open Plan Living 21'07 x 10'09 (6.58m x 3.28m)

Bedroom One 11'09 x 8'08 (3.58m x 2.64m)

En-Suite 5'05 x 5 (1.65m x 1.52m)

Bedroom Two 11'08 x 7'04 (3.56m x 2.24m)

Bathroom 6'07 x 5'06 (1.85m x 1.68m)

Council Tax Band - B

Tenure Status - Leasehold

Lease Start Date 27/05/2013

Lease End Date 01/01/3009

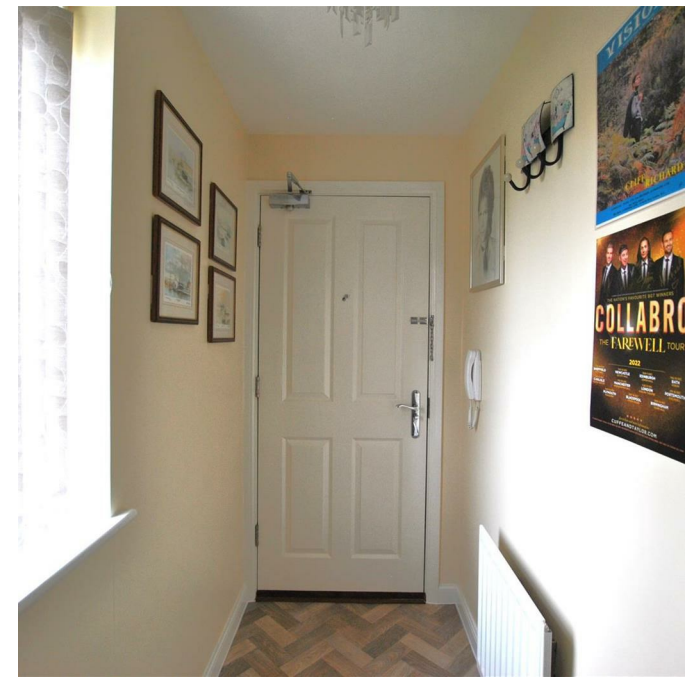
Lease Term 999 Years From 1.1.2010

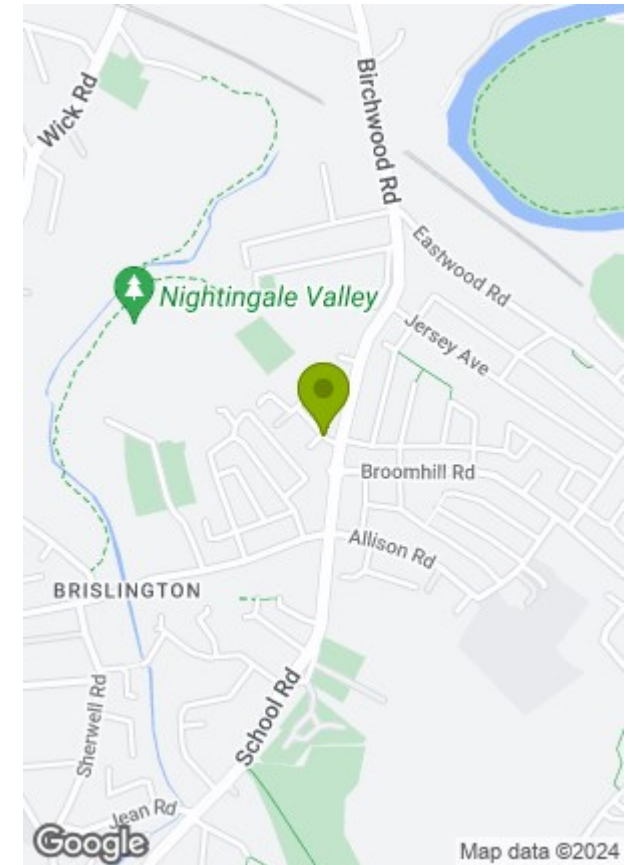
Lease Term Remaining 985 years

Service charge - £152.50pm

Ground Rent - £300 pa reviewed every 5 years







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		
Not energy efficient - higher running costs		
	81	81

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) 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.