



Conygre House, Flat 6 Conygre Road, Filton, Bristol, BS34 7DD

**GUIDE PRICE £260,000**

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## PROPERTY OVERVIEW

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Whilst the property is modern throughout having been recently converted in 2018, there are still nods to its period heritage such as the Radius Window that gracefully takes centre stage in the open plan living space.

The property is accessed via a communal entrance with intercom entry system and well kept communal hall and stairs. The apartment has been thoughtfully designed so that both double bedrooms are located at the opposing ends of the property, away from the modern living space.

Accommodation is arranged as entrance hall that steps down to the modern fitted kitchen/living/dining space, modern bathroom and two generous double bedrooms. The kitchen has been fitted with integrated appliances such as dishwasher, washing machine, fridge freezer and electric ceramic induction hob.

Outside there are lawned areas, two allocated parking spaces and a communal bike and bin stores.

### Location

Located at the heart of the popular north Bristol suburb of Filton, 'Conygre House' is approximately 5 miles North of Bristol City centre and well located to the motorway networks. Local amenities and services, including convenience stores, pubs and cafes are all within close proximity and the University of The West of England is less than two miles away. Well connected to a number of large local employers, The University of The West of England is less than two miles away. The MOD, Southmead Hospital, BAE Systems and Rolls Royce are close by and it is a short walk to Filton Abbey Wood Train Station whilst Gloucester Road North has a regular bus service to the City Centre.

Current Service Charge: £52.33 per month

Current Ground Rent: £225.00 per annum

Length of Lease Remaining: Approx. 244 years

The lease information has been provided by the Vendor.

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# KEY DETAILS

- An Impeccably Presented Upper Floor Apartment
- Situated in the 'Conygre House' Development
- 2 Bedrooms
- Modern Kitchen/Living/Dining Space
- 2 Allocated Parking Spaces
- Communal Bike & Bin Stores

Guide Price: £260,000

Tenure: Leasehold

Council Tax Band: B

Local Authority: Bristol City Council

Vendors Onward Position:

Onward Purchase

EPC: C

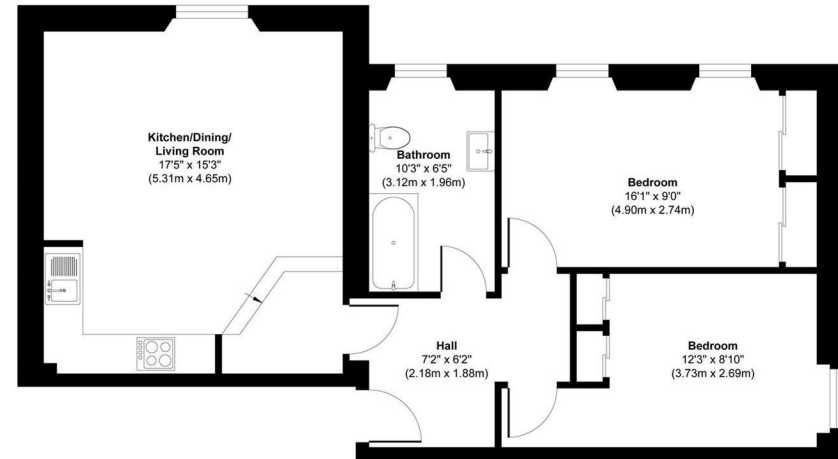
Viewing: By appointment only



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Flat 6, Conygre House, Conygre, Filton, BS34



Floor Plan

Approx. Gross Internal Floor Area 711 sq. ft / 66.05 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property



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**Important Notice:**

These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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