

*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**

& THE PROPERTY OUTLET

**EDEN GROVE**



**ENTRANCE**

**BEDROOM TWO**  
2.37 x 2.26 (7'9" x 7'4")

**BEDROOM ONE**  
3.09 x 2.68 (10'1" x 8'9")

**BATH/SHOWER ROOM & W/C**  
2.38 x 1.88 (7'9" x 6'2")

**LOUNGE**  
3.69 x 3.71 (12'1" x 12'2")

**KITCHEN**  
3.33 x 1.66 (10'11" x 5'5")

**OUTSIDE AREA****TENURE**

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

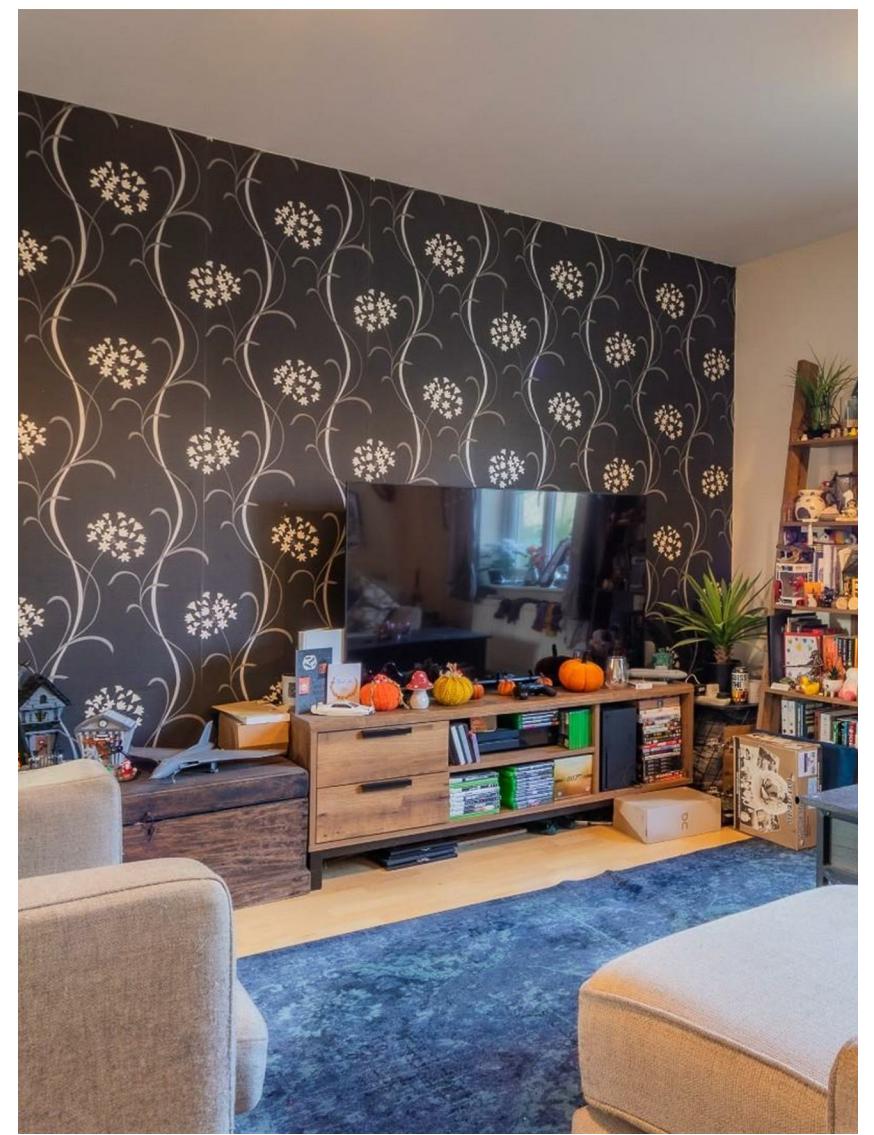
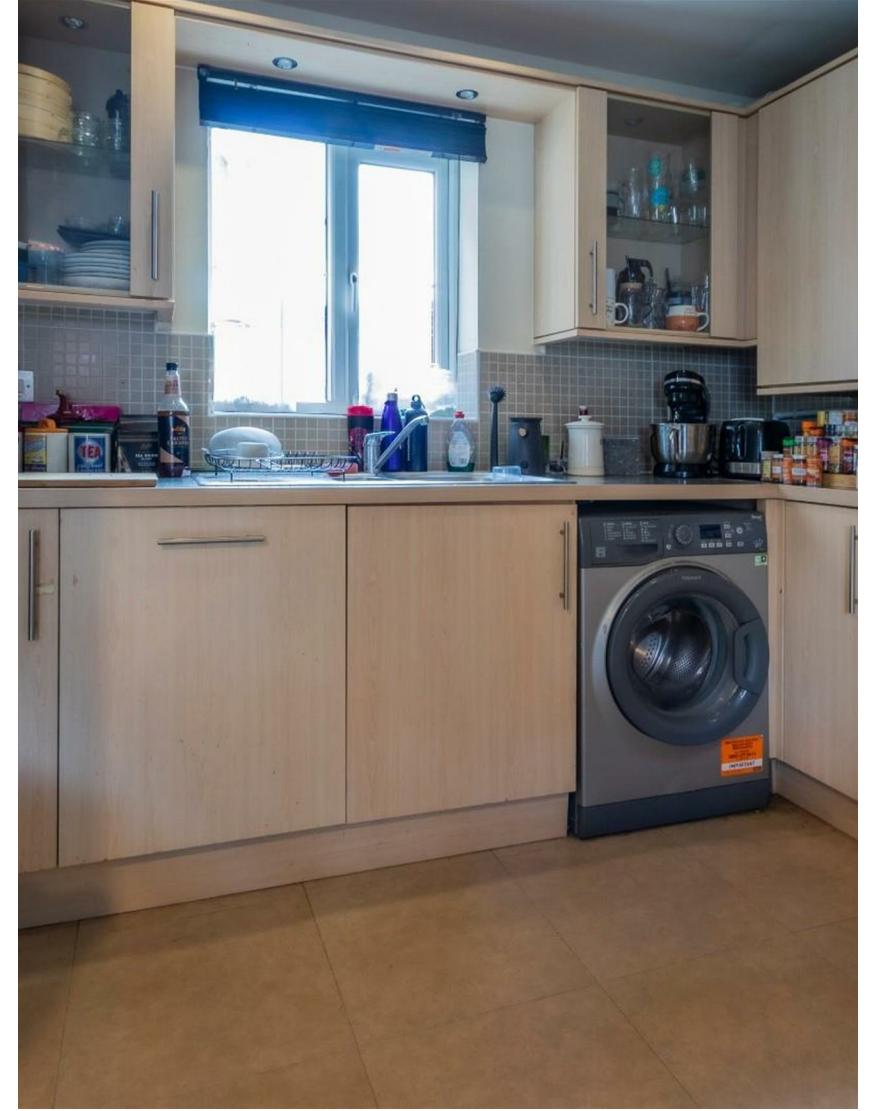
**LEASE**

999 year lease from January 2003 approx 976 years remaining

**GROUND RENT**  
£292.74 per annum

**SERVICE CHARGES**  
£891.91 per annum

**COUNCIL TAX**  
Band - B





## EDEN GROVE

, BS7 0PW - £225,000 LEASEHOLD



2 Bedroom(s)



1 Bathroom(s)



570.48 sq ft

Welcome to this charming ground floor flat located in the sought-after area of Eden Grove, Bristol. This delightful property features two well-proportioned bedrooms, making it an ideal choice for an investment property or couples, small families, and individuals seeking a comfortable living space.

The property has an open-plan kitchen area, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The layout is designed to maximise space and light, ensuring a pleasant environment throughout the day.

The flat also boasts a modern bathroom, providing all the necessary amenities for your daily routines. Additionally, you will appreciate the convenience of off-road parking, a valuable asset in this popular location.

Step outside to discover a small outdoor space, perfect for enjoying a morning coffee or unwinding after a long day. The property is situated in a vibrant neighbourhood, offering easy access to local shops, cafes, and parks, making it an excellent choice for those who appreciate community living.

This flat presents a wonderful opportunity to enjoy comfortable living in a desirable part of Bristol. Do not miss your chance to make this lovely property your new home or to add to your rental portfolio. Average rental per month is £1300.

### COUNCIL TAX BAND - B

- 570.48 SQ FT
- Ground floor flat
- Off road parking
- Investment opportunity
- Great for first time buyers
- Open plan kitchen/living
- Small outside space



### PROPERTY SPECIALIST

Ms Ashton Jones  
a.jones@thepropertyoutlet.com  
Branch manager





**Eden Grove, Horfield, Bristol, BS7 0PW**

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	79
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

