



Connells

8a Cousins Mews
St. Annes Park Bristol



Property Description

A modern 2 bedroom ground floor flat in a quiet riverside location with allocated parking, visitors parking and communal gardens. This flat has a spacious living room, separate kitchen, 2 bedrooms and a bathroom. Recently improved by the current owner this home is a ideal first time buy!

The property is located in St Annes and is approx 2.9 miles from Temple meads train station and approx. 2 miles to the city centre making this an ideal location to commute.

Entrance Hall

Large hallway

Lounge

14' 9" x 11' 6" (4.50m x 3.51m)

Carpeted, double glazed window to rear

Kitchen

9' 10" x 11' 6" (3.00m x 3.51m)

Modern fitted kitchen, built in appliances, double glazed window to front

Bedroom 1

10' 6" x 10' 2" (3.20m x 3.10m)

Carpeted, double glazed window to rear

Bedroom 2

9' 2" x 6' 11" (2.79m x 2.11m)

Carpeted, double glazed window to rear

Bathroom

Extractor fan, tiled, new modern WC, shower and bath unit

Parking

1 allocated space









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR310332

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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