

Property details approval form

8a, Cousins Mews, St. Annes Park, Bristol, Avon, England, BS4 4LH

Date: 11 July 2024

Property Ref and Version: BMR310332 - 0006

Not for marketing purposes INTERNAL USE ONLY

**Got it Selling your
home
with us!**

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

£230,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1996.

○ Key Features

- > Energy Rating: D
- > Cousins Mews
- > Ground floor flat
- > Allocated parking
- > Tenure - leasehold
- > Communal gardens
- > 2 bedrooms
- > Great location close to city centre

○ Short 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!

○ Long 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.

○ Directions

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Agents Note

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○ Room Description

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

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○ Property Images



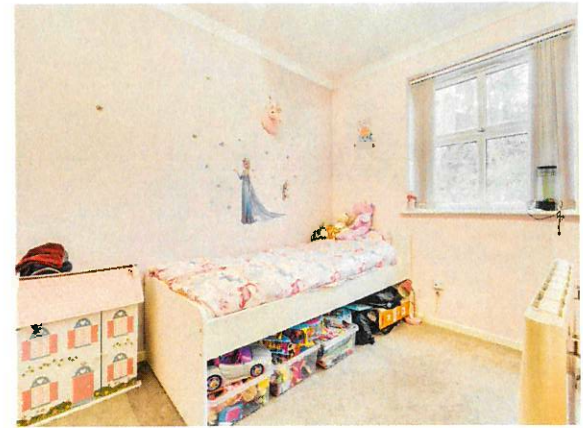
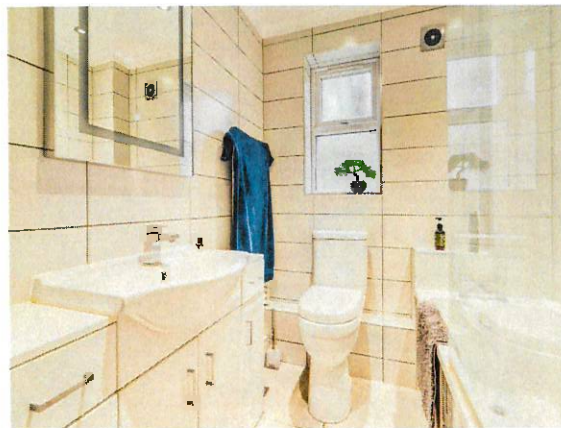
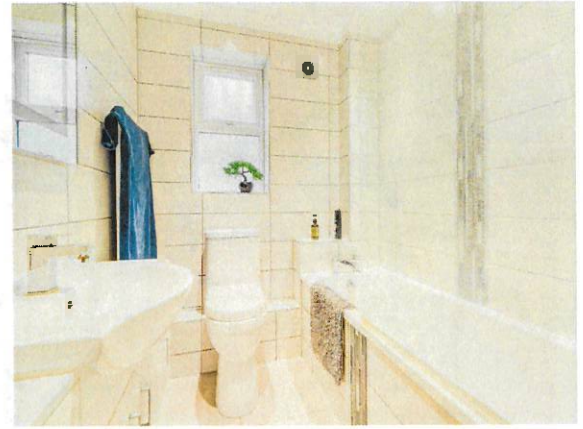
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○ Floor Plan



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.

○ Approval

	Signature	Date
Giuseppe Varano		11/7/24
Mr N.C. Johnson	Nicholas Johnson	11/07/24