

for sale

£300,000 Leasehold



Crown & Anchor House Sweetman Place Bristol BS2 0JN

Well presented throughout and offered for sale is this impressive property is conveniently positioned for local amenities and is within walking distance to Temple Meads Train Station. The property boasts two double bedrooms, 18ft living room/kitchen, residents roof terrace.

- Energy Rating: C
- 2 bedrooms
- great location
- Close to Bristol Temple Meads and the heart of the city
- BS1

Property Details

Entrance Hall

Entrance hall with access to all rooms.

Kitchen/Lounge 16' 11" max x 21' 5" (5.16m max x 6.53m)

Open-plan kitchen and living area. Bright and airy space with large floor to ceiling window to rear elevation. Electric radiator and TV point. Kitchen offers matching base and head units with built-in oven/hob. Under-cabinet space for washing machine, and space for fridge freezer to right of units.

Bedroom One 14' 9" max x 8' 4" max (4.50m max x 2.54m max)

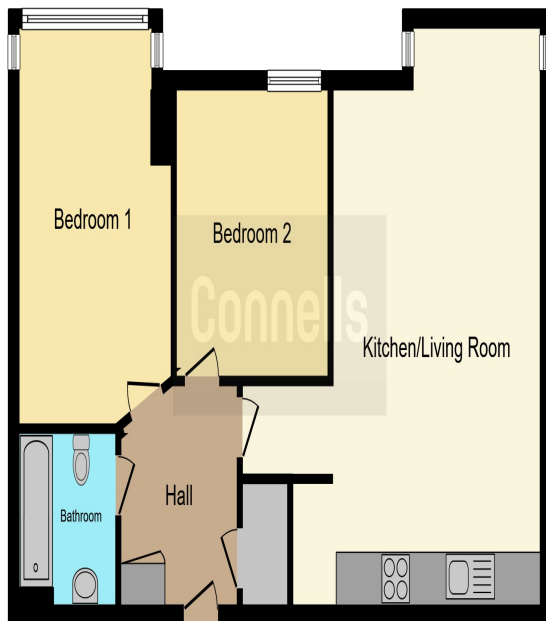
Large main bedroom. Carpeted throughout, large double glazed window to rear elevation.

Bedroom Two 10' 8" x 9' 11" (3.25m x 3.02m)

Well-sized second bedroom. Carpeted throughout with double glazed window to rear elevation.

Bathroom

WC, wash hand basin with vanity mirror. Shower over bath.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



To view this property please contact Connells on

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Property Ref: BMR311137 - 0003

Tenure:Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

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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