



Connells

**Bibstone
Bristol**



Property Description

Wow!! - The sizes of the rooms in this apartment are impressive and with a new bathroom and kitchen fitted in Jan 2024, gas central heating, UPVc double glazing through- out and lots of built in storage This 2 bedroom apartment has a large, light living room with 2 other rooms offering the flexibility of either 2 bedrooms or 1 bedroom and a second reception. The kitchen can accommodate a small dining table and has dual aspect windows to the side and rear attracting both light and views.

The apartment is located on the first floor and visitor access is via secure entry telephone giving the owner an additional sense of security.

The property is offering ** NO ONWARD CHAIN ** and viewings for both First Time Buyers and Investors are highly recommended. Telephone 01179 353 013 to book your viewing.

Communal Entrance

Door to the communal entrance with push button entry system to the telephone intercom in the apartment.

Fire Door

Entry to the apartment

Hallway

Meter cupboard, 4 built in storage cupboards, radiator.



Kitchen/Breakfast Room

13' 8" x 8' 4" (4.17m x 2.54m)

Dual aspect UPVc double glazed windows to the side and rear aspect (overlooking the communal gardens), range of wall and base units with worktops over incorporating a stainless steel sink unit, integrated oven, hob and extractor fan over, plumbing for an automatic washing machine, wall mounted combi boiler (installed 2023), tiled splashbacks, impressive large walk-in larder cupboard, radiator.

Living Room

14' 9" x 13' (4.50m x 3.96m)

UPVc double glazed window to the side and front aspect, radiator.

Bedroom 1

13' x 12' 7" (3.96m x 3.84m)

UPVc double glazed window to the front aspect, radiator.

Bedroom 2

11' 7" x 8' 8" (3.53m x 2.64m)

UPVc double glazed window to the rear aspect, radiator, built-in walk-in storage cupboard with cupboard over.

Bathroom

Refurbished in 2024 with a new suite fitted, the suite comprises vanity wash hand basin with storage, low level wc, panelled bath with shower attachment, fully "Swish board" covered walls for easy cleaning, large storage cupboard.

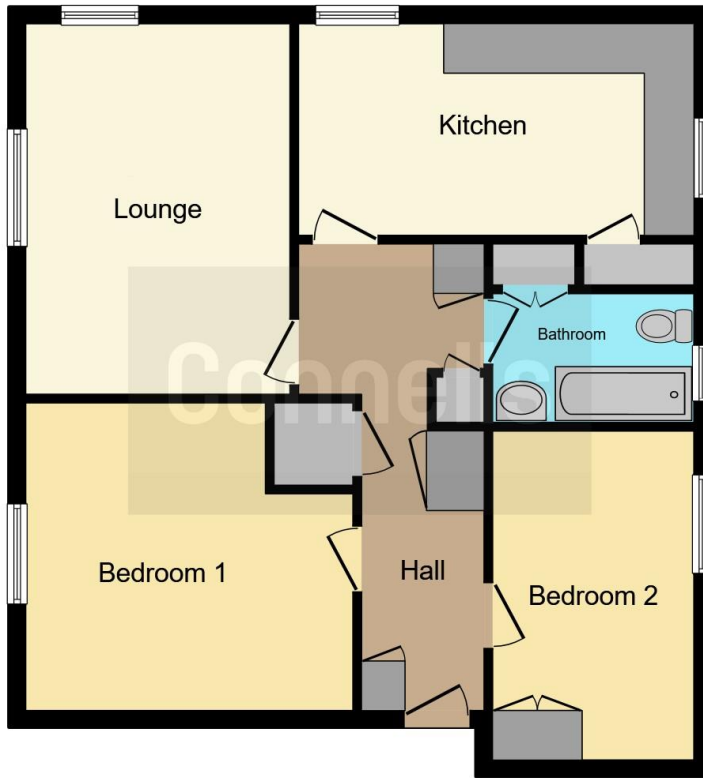
Externally

Front, side and rear communal gardens

Agents Note

New carpets fitted in the Bedrooms.





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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view this property online connells.co.uk/Property/KWD310176

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.



Tenure: Leasehold



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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