



Connells

Flat 4 Argyle Street
Eastville Bristol



Property Description

This self-contained one bedroom apartment is located close to the City centre with easy access to the M32 and the major motorway networks and rail networks. With gas central heating and UPVc double glazing, this is an ideal investment opportunity for a landlord or a first time buyer looking to get on the property ladder. Offered with vacant possession or the possibility of taking on the current tenant. *** TELEPHONE 01179 353013 TO REGISTER YOUR INTEREST AND BOOK YOUR VIEWING ***

Entrance Door

to staircase to the apartment

Door To The Accommodation

Hallway With Doors To

Living Room/Kitchen

15' 3" max x 9' 5" max (4.65m max x 2.87m max)

Open plan kitchen/living room layout.

Kitchen - Range of wall and base units with worktops over, stainless steel sink unit, double glazed window to the front aspect.

Living room - double glazed window to the rear aspect overlooking the garden, radiator.

Bedroom 1

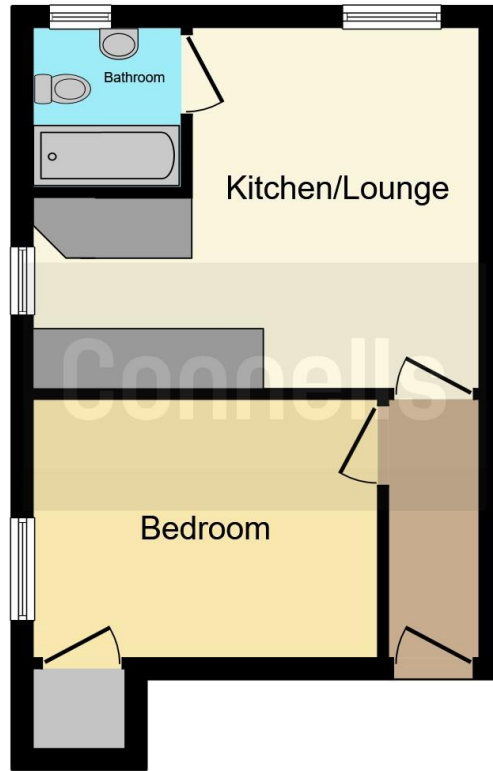
10' x 8' 7" (3.05m x 2.62m)

Double glazed window to the front aspect, built in storage cupboard, radiator.

Bathroom

Suite comprising panelled bath, low level wc, pedestal wash hand basin, tiled walls, obscure double glazed window to the side aspect, radiator.





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

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: D

view this property online connells.co.uk/Property/KWD310162

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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