

for sale

offers in the region of **£145,000** Freehold

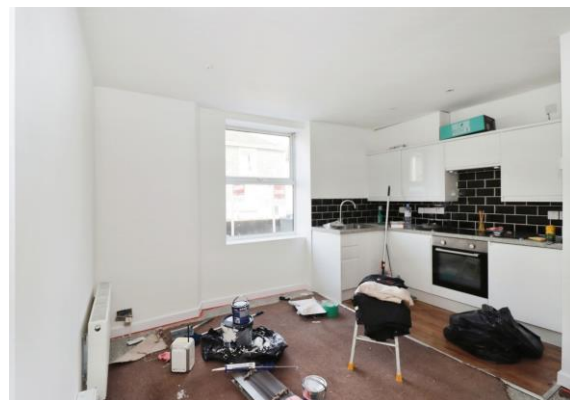


## Victoria Street Staple Hill Bristol BS16 5JS

Recently refurbished ground floor apartment with a basement level bedroom, gas central heating, UPVc double glazing, wet room and brand-new fitted kitchen with integrated appliances. \*\* Perfect for both Investors and first-time buyers \*\* \*\*

Telephone 01179 353013 to book your viewing appointment \*\*

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# Property Details

## Communal Entrance

## Communal Hallway

## Door To

## Living Room and Kitchen

13' 4" x 12' 9" (4.06m x 3.89m)

Living room area:

Two UPVc double glazed windows to the front aspect, wall mounted telecom access phone, radiator.

Kitchen area:

Range of wall and base units incorporating integrated over and hob, single drainer stainless steel sink unit and tiled splashbacks

## Wet Room

Comprising low level wc, pedestal wash hand basin, fully tiled walk-in shower cubicle with independent shower, fully tiled walls.

## Stairs Down To Basement Area

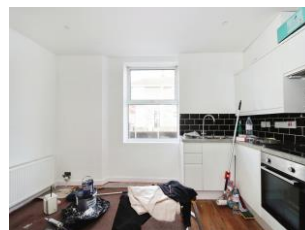
## Bedroom 1

12' 7" x 7' 11" (3.84m x 2.41m)

Velux window to ground level, radiator.

## Agents Notes

It is our understanding that the property as a whole is currently held under a Freehold title. To enable to the sale of the flat the vendor has advised that a Draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.





To view this property please contact Connells on

**T 0117 935 3013**  
**E [kingswood@connells.co.uk](mailto:kingswood@connells.co.uk)**

1 Regent Street Kingswood  
BRISTOL BS15 8JX

**Tenure:** Freehold

**EPC Rating:** D

Property Ref: KWD310120 - 0003

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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