

for sale

offers in the region of **£155,000** Freehold



Victoria Street Staple Hill Bristol BS16 5JS

One bedroom ground floor apartment with gas ventral heating, UPVc double glazing, wet room, fitted kitchen with integrated appliances. ** Perfect for both Investors and first time buyers ** ** Telephone 01179 353013 to book your viewing appointment ***

- Energy Rating: D
- *** CURRENTLY TENENTED ***
- ***GROUND FLOOR ONE BEDROOM APARTMENT ***
- *** MODERN FITTED KITCHEN ***
- *** WET ROOM ***

Property Details

Communal Entrance

Communal Hallway

Door To

Living Room and Kitchen

13' 5" x 12' 1" (4.09m x 3.68m)

Living Room area:

UPVc double glazed windows to the rear 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

Bedroom 1

12' 1" x 7' 2" (3.68m x 2.18m)

UPVc double glazed window to the side aspect, radiator, boiler cupboard

Wet Room

Comprising low level wc, pedestal wash hand basin, fully tiled walk in shower cubicle with independent shower, fully tiled walls, window to side aspect.

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

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1 Regent Street Kingswood
BRISTOL BS15 8JX

Tenure: Freehold

EPC Rating: D

Property Ref: KWD310209 - 0004

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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