

for sale

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



Victoria Street Staple Hill Bristol BS16 5JS

One bedroom first 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 ***



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Property Details

Communal Entrance

Communal Hallway

Stairs To First Floor

Hallway storage

Living Room

12' 9" x 10' 9" (3.89m x 3.28m)

Living Room area: UPVc double glazed windows to the front aspect, wall mounted telecom access phone, radiator.

Kitchen

9' 4" x 6' 2" (2.84m x 1.88m)

Range of wall and base units incorporating integrated over and hob and extractor fan, single drainer stainless steel sink unit, plumbing for an automatic washing machine, tiled splashbacks plus half height tiling.

Bedroom 1

12' x 8' 9" (3.66m x 2.67m)

UPVc double glazed window to the rear aspect, 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
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1 Regent Street Kingswood
BRISTOL BS15 8JX

Tenure: Freehold

EPC Rating: D

Property Ref: KWD310210 - 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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