





Property Description

Centrally located on the Fishponds Road close to excellent local amenities, Bristol City centre and major transport links, this spacious one bedroom first floor apartment benefits gas central heating and UPVC double glazing throughout. Currently tenanted, this property offers an excellent investment opportunity or maybe suitable for a first time buyer to get onto the property ladder. ***
TELEPHONE 01179 353013 TO BOOK YOUR VIEWING***

Entrance

Accessed via stairs to the landing area and accommodation.

Living Room

13' 7" x 12' 4" (4.14m x 3.76m)
UPVC double glazing to the front aspect, radiator, door to the kitchen

Kitchen

13' 7" x 5' 2" (4.14m x 1.57m)
Range of wall and base units with worktops over, stainless steel sink unit, integrated oven, hob and extractor, plumbing for an automatic washing machine, UPVC double glazed window to the front aspect.

Bedroom 1

14' 7" x 10' 4" (4.45m x 3.15m)
UPVC double glazed window to the rear aspect, radiator

Bathroom

Suite comprising paneled bath, low level wc, part tiled walls, radiator.

Landing

Access to the loft space

Outside

The property is accessed from the rear of the property with steps to the main door with patio area for a table and chairs, parking is available to the rear the property. The front of the property is above a shop on Fishponds Road.

Agents Notes

The vendor is selling the Freehold interest consisting of two flats and a ground floor shop which are held on leasehold titles. Please make enquires with the branch with regards to the Freehold details, research this opportunity and seek guidance in respect of any lending requirements. Your conveyancer can advise you on this type of purchase, the leases held and the timeframes for the transaction.





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

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EPC Rating: D

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Tenure: Freehold



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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