



**Connells**

The Old Exchange Bank Road  
Bristol

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Bristol BS15 8LX

for sale offers in excess of  
**£170,000**



### Property Description

This ground-floor, one-bedroom flat is the perfect home for anyone seeking a move-in-ready property. Located just 0.3 miles from the A420 ring road, 750 yards from local amenities, and 100 yards from transport links, The Old Exchange offers exceptional convenience. The flat is in excellent condition with modern decor throughout, making it an opportunity not to be missed.

### Kitchen/Lounge/Dining Room

20' Max x 11' 5" ( 6.10m Max x 3.48m )  
UPVC Window to Side, Door leading to shower room and bedroom one, Electric Hob, overhead extractor, Wash hand basin, integrated appliances, Space for Washing machine and fridge freezer, wood effect flooring, radiator.

### Bedroom

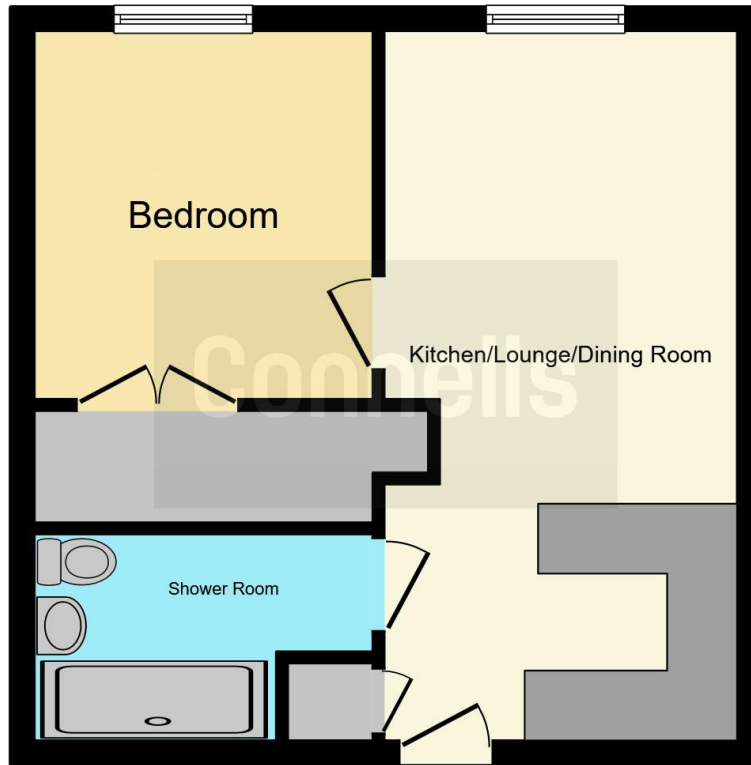
10' 3" x 10' 8" Max ( 3.12m x 3.25m Max )  
Window to side, built in storage carpeted flooring, radiator

### Shower Room

Irregular Shaped Room 8' 1" x 6' 9" max ( 2.46m x 2.06m )  
Tiled flooring, part tiled walls, WC, hand basin, walk in shower.







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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/KWD310388](https://www.connells.co.uk/Property/KWD310388)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require 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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