



Connells

Royal Victoria Park
Bristol

Royal Victoria Park
Bristol BS10 6TD

for sale
£210,000



Property Description

Royal Victoria Park offers great access to the M5 junction & retail parks at Cribbs Causeway, as well as the eclectic mix of shops, cafés & restaurant in the popular village of Westbury on Trym. Southmead Hospital is just 1.5 miles away. There are wonderful woodland walks on your doorstep taking in the grounds at Repton Hall across to Bentry Hill.

Agents Note:

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Agents Note:

The sale of this property may be subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Hall

Lounge

17' 9" x 15' 8" (5.41m x 4.78m)

Kitchen Area

Bedroom 1

13' x 9' into recess (3.96m x 2.74m into recess)

Ensuite

Bedroom 2

11' 4" x 9' 5" (3.45m x 2.87m)

Bathroom









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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6 Canford Lane
BRISTOL BS9 3DH

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT308781

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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