



Gatcombe Road, Bristol BS13 9RG

welcome to Gatcombe Road, Bristol

- MODERN APARTMENT
- FIRST FLOOR
- PARKING AVAILABLE
- GAS CENTRAL HEATING
- GOOD TRANSPORT LINKS

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£155,000

Situated in a modern block in a pleasant position overlooking a green. This one bedroom first floor apartment is presented in good order throughout with open plan living/kitchen, bedroom with modern en-suite. Gatcombe Road is a residential area with easy access to the the Bristol Link Road.



Entrance

Living Room

13' 5" max x 10' 2" max (4.09m max x 3.10m max)

Kitchen

9' 5" max x 6' 2" max (2.87m max x 1.88m max)

Bedroom

9' 8" max x 9' 3" max (2.95m max x 2.82m max)

Bathroom

Outside

Parking

view this property online allenandharris.co.uk/Property/CLI109043



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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

CLI109043 - 0003

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