



*Valuations based on experience!*

**2 Langcliffe Court Wroughton Drive  
Hartcliffe  
Bristol BS13 0LR**

**NO ONGOING CHAIN with this two bedroom purpose built GROUND FLOOR  
FLAT, set within a block of just 9 flats. PRICED TO SELL!**



REF: ASW5463

**Asking Price £180,000**

**Ground Floor Flat \* Two Bedrooms \* Modern Kitchen \* Double Glazing & Gas  
Central Heating \* No Ongoing Chain \* Council Tax Band: C \* EPC Rating: A**

Viewing: By appointment with Stephen Maggs Estate Agents  
Hamilton House, 107 Bristol Road, Whitchurch Village  
Bristol, BS14 0PU

Telephone: 01275 892228

[www.stephenmaggs.co.uk](http://www.stephenmaggs.co.uk) email@stephenmaggs.co.uk



**DESCRIPTION:**

Available without the complication of an ongoing chain, this two bedroom ground floor flat is likely to appeal to first time buyers and investors. The property offers both gas central heating and double glazing, has a modern kitchen, and requires viewing to secure.

**SITUATION:**

Situated in South Bristol, **HARTCLIFFE** is served by both Primary and Comprehensive schools, a Health Centre, numerous local Shops, Morrisons supermarket and the Imperial Park retail centre at Hartcliffe Way provides a wide range of stores which include B&Q, Home sense, Costa Coffee, M & S Argos, Next, Boots, a bus route which serves both the City Centre and Cribbs Causeway, with easy very useful access to the new South Bristol Link Road.

**ENTRANCE:**

Communal entrance door with security entry system, door to:

**INNER COMMUNAL HALLWAY:**

Door to flat number 2.

**HALLWAY:**

Security entry phone, electric consumer box, single panelled radiator, two built-in shelved storage cupboards, doors to all accommodation.

**LIVING ROOM: 13' 3" x 10' 7" (4.04m x 3.22m)**

Double glazed window to the rear and side with fitted vertical blinds, two double panelled radiators, television point, opening to:

**KITCHEN: 12' 10" x 8' 5" (3.91m x 2.56m)**

Double glazed window to the rear with fitted vertical blind, fitted with a range of wall and base units with contrasting roll edge work surfaces, inset steel single drainer sink unit, electric cooker point, gas fired combination boiler supply central heating and domestic hot water, plumbing for automatic washing machine, space for upright fridge/freezer.

**BEDROOM ONE: 11' 10" x 9' 11" (3.60m x 3.02m)**

Double glazed window with fitted vertical blind, single panelled radiator, television point.

**BEDROOM TWO: 11' 10" x 7' 0" (3.60m x 2.13m)**

Double glazed window with fitted vertical blind, single panelled radiator.

**BATHROOM: 7' 3" x 6' 3" (2.21m x 1.90m)**

A larger than average bathroom having a white suite comprising of a panelled bath with mixer tap and separate mixer shower, glass shower screen, pedestal wash hand basin, close coupled WC, double panelled radiator, electric shaver point.

**N.B:**

DRAFT DETAILS WAITING OUR VENDORS CONFIRMATION OF ACCURACY. APPROVED DETAILS SHOULD BE REQUESTED FROM THE AGENTS.



The logo for Stephen Maggs Residential Sales & Lettings is contained within a dark green, rounded rectangular frame with a white border. The text is white and centered.

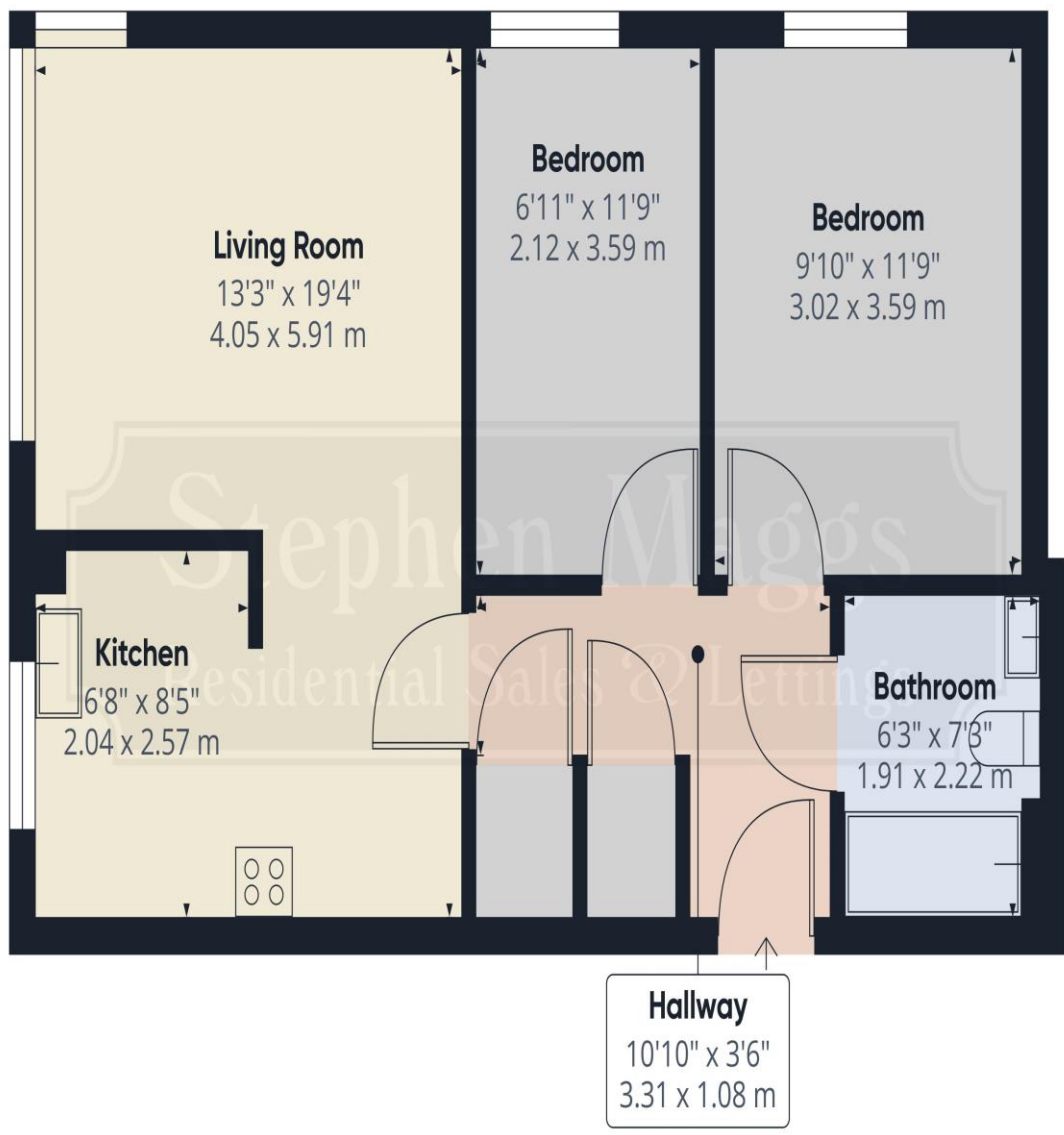
# Stephen Maggs

Residential Sales & Lettings

If you are interested in putting an offer in on this property, I will need the following information from you first.

1. Photo ID for all buyers
2. Proof of funds, Deposit, Mortgage agreement, proof of cash if buying without a mortgage.
3. Chain details if you are selling a property along with your Estate Agents details.

This information will need to be emailed to [nigel@stephenmaggs.co.uk](mailto:nigel@stephenmaggs.co.uk) or [cliff@stephenmaggs.co.uk](mailto:cliff@stephenmaggs.co.uk) before any offer is put forward.



Approximate total area<sup>1)</sup>  
581.53 ft<sup>2</sup>  
54.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

**THE PROPERTY MISDESCRIPTIONS ACT 1991:**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

# Energy performance certificate (EPC)

2 Langcliffe Court  
Wroughton Drive  
BRISTOL  
BS13 0LR

Energy rating

C

Valid until:

15 June 2030

Certificate  
number:

0178-2845-6461-2490-3325

Property type

Ground-floor flat

Total floor area

56 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		