



Connells

Filton Avenue
Filton Bristol



Property Description

Situated in the heart of Filton, this spacious and well-maintained ground floor flat offers an ideal blend of comfort, convenience, and outdoor space. Perfectly positioned for professionals, the property is just moments from major employers including Airbus, Rolls Royce, and the MOD, making it a superb choice for those working locally. Inside, the flat features 1 double bedroom, a bright and modern family bathroom, and an open-plan kitchen diner that creates a welcoming space for cooking, dining, and relaxing. The property benefits from side access leading to a large private garden—rare for flats in the area—offering excellent potential for outdoor entertaining, gardening, or simply unwinding. Presented in excellent condition throughout, this chain-free home is ready to move into and would suit first-time buyers, investors, or downsizers alike. With great transport links, nearby amenities, and green spaces, this property combines practicality with lifestyle appeal in one of Filton's most connected locations.

Bathroom

wc, sink, shower, window to side

Kitchen/Diner

Irregular Shaped Room 19' 1" max x 20' 7" max (5.82m max x 6.27m)

L shaped room, patio doors to rear leading to garden. Fitted Kitchen.

Bedroom 1

Irregular Shaped Room 10' 8" x 11' 3" max (3.25m x 3.43m)

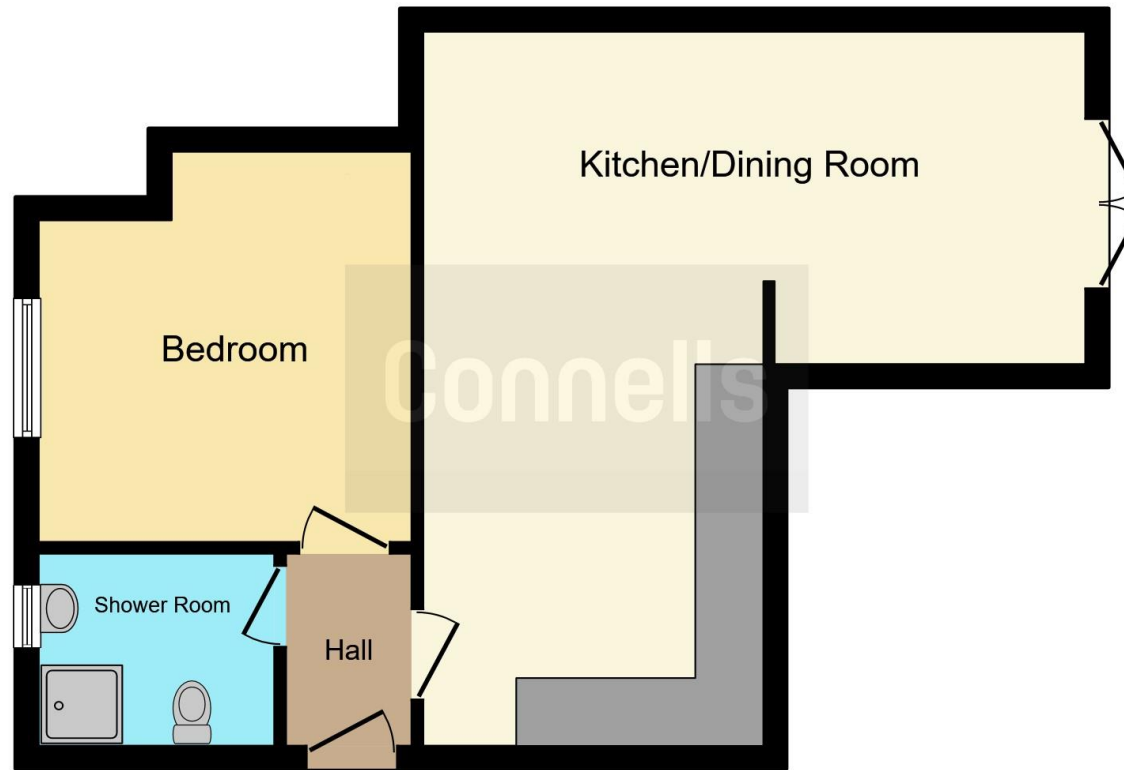
Window to side. space for wardrobes / storage











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

T 0117 935 3013
E kingswood@connells.co.uk

1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/FIL309022

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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