

estate agents **auctioneers**



5, 1 Amis Walk, Horfield, Bristol, BS7 0AF  
Offers In Excess Of £220,000

A modern 2 double bedroom flat occupying the first floor of this purpose built apartment block in a convenient location. Allocated parking and chain free

- Allocated parking space
- Recently redecorated
- New carpets throughout
- 2 double bedrooms- Master with ensuite
- Gas central heating
- Ideal first time purchase
- Chain free

### The Property

A purpose built first floor flat offering low maintenance living in a convenient and central location. The property would make a fine investment or first time purchase and is offered with no onward chain.

There is a bright and spacious open plan living space / kitchen with matching wall and base units, laminated work surfaces and a range of integrated appliances.

The property has two bedrooms, both of which have built in storage with the master benefiting from an en suite shower room. In addition, there is built storage in the hallway and a separate family bathroom.

Further benefits include gas central heating, double glazing and an allocated parking space.

### The location

Amis Walk is located in a popular purpose built development on the Filton/Horfield Borders. The vibrant Gloucester Road is within walking distance and offers an array of independent retailers, affluent bars, pubs, cafes and restaurants. bus links are also widely available to Bristol City Centre which is approximately four miles away, not to mention excellent links to the motorway.

### Other Information

Leasehold: circa 982 years remaining

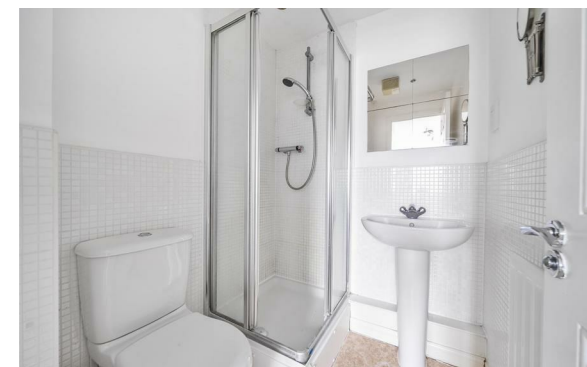
Service charge: £1182.78

Ground rent: £292.74

Council Tax Band: B

### Please Note

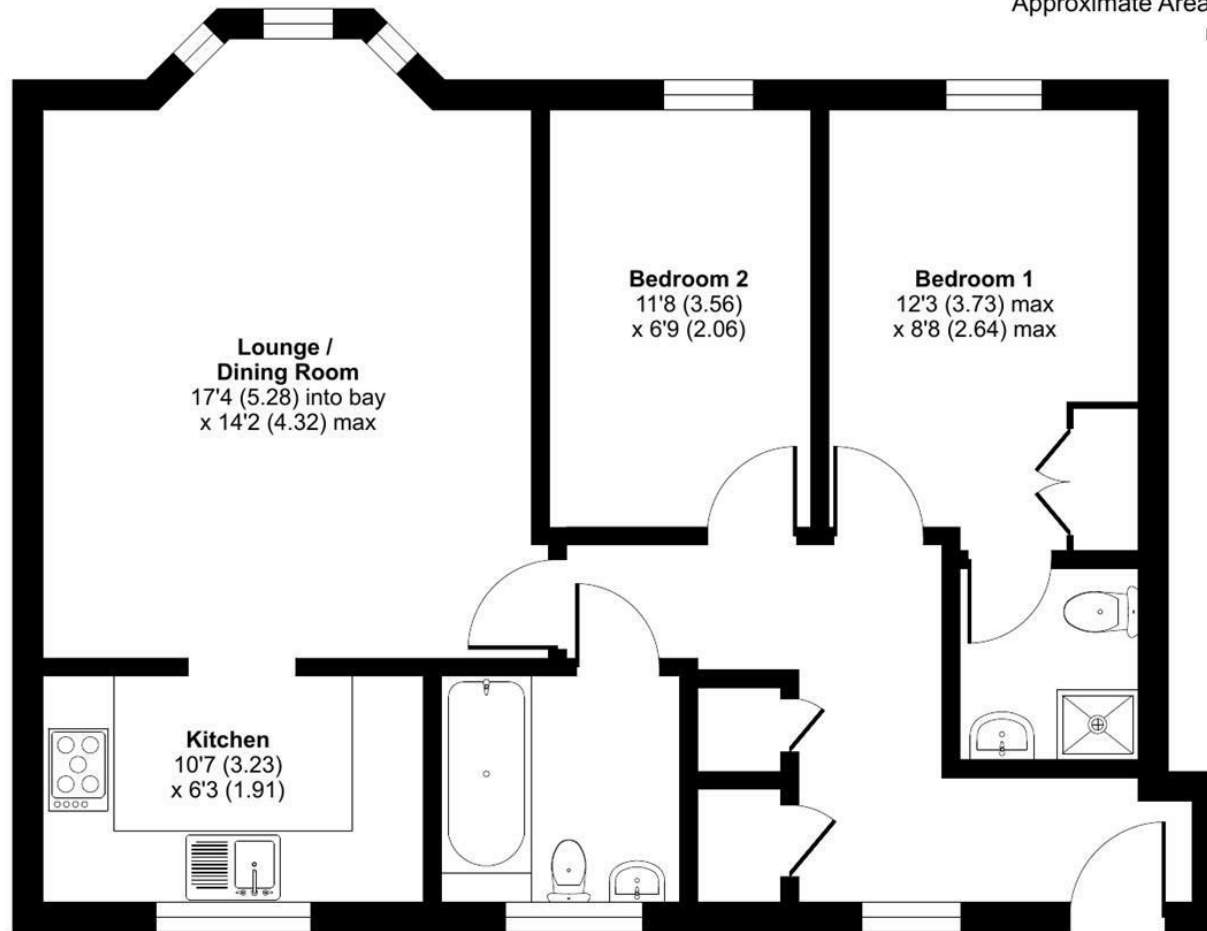
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# Amis Walk, Horfield, Bristol, BS7

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Hollis Morgan. REF: 1094505



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>82</b>	<b>82</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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