

BILLES - MANAGEMENT

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the sale. for your co-operation in order to avoid delay in agreeing comply with money laundering regulations and we ask express an interest in this property or make a formal offer, you need to come through us for all negotiations. Interating purchasers will be asked to provide proof of their ability to fund the purchase and identification to any their ability with monoty laundeing regulations and we ask down, reconnection charges may apply. If you wish to if services have been switched off/disconnected/drained prior to exchange of contracts. Please also be aware that to satisfy yourself as to their working order and condition, recommend you carry out your own independent checks or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We services, appliances, equipment, fixtures or fittings listed, specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless costifically montioned however they may be available by However, these details and anything we've said about the you with a fair and reliable description of the property. We have carefully prepared these particulars to provide

> FIRST FLOOR 426 sq.ft. (39.5 sq.m.) approx.



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4a West Street, St. Philips, Bristol, BS2 0BH Offers In Excess Of £150,000





Council Tax Band: A | Property Tenure: Leasehold

CASH BUYERS ONLY! Located in the heart of St. Philips, Bristol, this charming first floor flat on West Street offers a delightful living space perfect for individuals or couples seeking a modern home. The property has been recently decorated throughout, ensuring a fresh and inviting atmosphere for its new occupants. The flat features a spacious double bedroom, providing a comfortable retreat at the end of the day. The open-plan kitchen and lounge area is a standout feature, designed for both relaxation and entertaining. With integrated appliances, the kitchen is not only stylish but also practical, making it easy to prepare meals while enjoying the company of friends or family. One of the significant advantages of this property is that it is vacant and comes with no onward chain, allowing for a smooth and hassle-free purchase process. Additionally, the flat boasts a brand new lease of 150 years from the next ownership, with no ground rent, making it an attractive option for those looking for long-term security. This property is ideal for anyone wanting to enjoy the vibrant lifestyle that Bristol has to offer, with its array of shops, restaurants, and cultural attractions just a stone's throw away. Whether you are a first-time buyer or looking to downsize, this flat presents a wonderful opportunity to own a piece of modern living in a sought-after location. Don't miss the chance to make this lovely flat your new home.





Communal Entrance

Door into communal entrance, telecom entry phone system, stairs up to 1st floor flat, windows in communal entrance, post box,

Hallway

5'07" x 6'04" (1.70m x 1.93m) Door into flat hallway, telecom entry phone system, ceiling light, fuse box,

Bedroom

13'07" nt 12'04" x 9'00" nt 5'09" (4.14m nt 3.76m x 2.74m nt 1.75m) Sash window to front, radiator, ceiling light,

Bathroom

5'07" x 7'04" (1.70m x 2.24m)

Kitchen/Lounge

22'04" x 11'00" nt 9'09" (6.81m x 3.35m nt 2.97m) 3x sash windows, kitchen consists of stainless steel sink with drainer and mixer taps, matching wall and base units with worktops over, following appliances are built in; fridge/freezer, washing machine, electric oven with gas hob & extractor hood above, gas combi boiler, partly tiled splashbacks, ceiling light, two radiators,

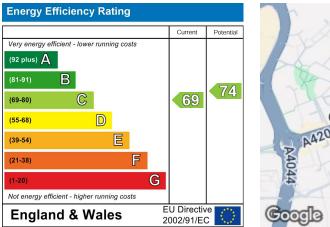
Agents Note

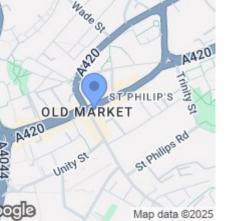
The vendor has advised the property is leasehold and a brand new lease of 150 years will be created from the next ownership, there is no ground rent charge and the service charge is 1,538.20 per annum





Bath with shower above, wash hand basin, W.C, partly tiled walls, radiator, ceiling spot lights, extractor fan,





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