





SALES • LETTINGS • MANAGEMENT

# Like what you see?

Get in touch to arrange a viewing!

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**The Important Bit!**

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





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444b Whitehall Road, St George, Bristol, BS5 7BZ

£159,995





Council Tax Band: A | Property Tenure: Leasehold

NO CHAIN! Blue Sky are delighted to offer for sale this fantastic one bedroom flat located on Whitehall Road in St George. The property has been well looked after and is all set to move into! The accommodation comprises: private entrance porch, entrance hall with stairs to the first floor landing, lounge, kitchen, bedroom and bathroom. Externally the property offers an enclosed outside space which is located at the end of the shared pathway. Location is ideal as local amenities are close by, as well as the local park and good road links to the city centre. Sure to attract quick interest, call today to arrange your viewing!



Entrance Porch

3'5" x 6'2" (1.04m x 1.88m)  
Double glazed windows to sides and front, double glazed door to front.

Entrance Hall

5'9" x 5'5" max (1.75m x 1.65m max)  
Door and windows to front, units housing gas and electric meters and fuse board.

First Floor Landing

9'5" x 7'10" n/t 5'10" (2.87m x 2.39m n/t 1.78m)  
Double glazed window to side, loft access (drop down ladder).

Lounge

12'0" x 10'10" max (3.66m x 3.30m max)  
Double glazed window to front, radiator.

Kitchen

8'2" x 7'10" (2.49m x 2.39m)  
Double glazed window to front, extractor fan, radiator, wall and base units with worktop over, tiled splash backs, stainless steel sink with drainer, space for washing machine, space for fridge/freezer, electric oven, electric hob, wall mounted gas combi boiler.

Bedroom One

11'11" x 12'6" max (3.63m x 3.81m max)  
Double glazed window to rear, radiator.

Bathroom

6'0" x 5'10" (1.83m x 1.78m)  
Double glazed window to rear, W.C, part tiled walls, wash hand basin, radiator, bath with shower over, extractor fan.

Front

Shared gated path to front door.

Outside Space

Accessed via a shared pathway. Gate to rear of pathway leading to enclosed outside space.

Agent Note

The vendor has advised the lease length remaining is 980 years. There is no ground rent or service charges paid.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales		
EU Directive 2002/91/EC		

