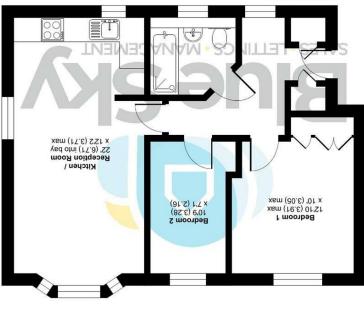
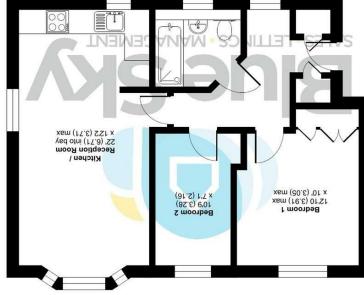


СВОПИВ FLOOR







of the crowd. Don't forget to register and stay ahead

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. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to their ability to fund the purchase and identification to

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

protoglepns are NOT included in the safe amessare protoglepns are NOT included in the safe any of the separate negotiation. We haven't tested any of the 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, to satisfy yourself as to their working order and condition, british to exchange of contracts. Please also be aware that

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

you with a fair and reliable description of the property. We have carefully prepared these particulars to provide

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Get in touch to arrange a viewing;

Like what you see?



Approximate Area = 571 sq ft / 53 sq m

Lintham Drive, Bristol, BS15



















Council Tax Band: B | Property Tenure: Leasehold

2 BEDROOM GROUND FLOOR APARTMENT!! Welcome to this charming property located on Lintham Drive in the vibrant city of Bristol. Built in 2009, this modern flat offers a delightful blend of comfort and convenience, making it an ideal choice for first-time buyers, young professionals, or those seeking a low-maintenance lifestyle. As you enter the property, you are greeted by a spacious open plan kitchen and lounge area, perfect for entertaining guests or enjoying a quiet evening at home. The kitchen is well-equipped, providing ample space for culinary creations, while the lounge area offers a warm and inviting atmosphere. The apartment features two generously sized bedrooms, providing plenty of room for relaxation and personal space. The three-piece bathroom suite is both stylish and functional, catering to all your daily needs. One of the standout features of this property is the allocated parking space, ensuring that you have a secure place for your vehicle. Additionally, the apartment is conveniently located within walking distance to local amenities, including shops, cafes, and parks, making it easy to enjoy the best that Bristol has to offer. This property is a fantastic opportunity for those looking to settle in a modern, well-appointed apartment in a desirable location. Don't miss your chance to make this lovely flat your new home.





Communal Entrance

Telecom entry phone system, access door to front & back of building,

Hallway

Double glazed window to rear, telecom entry phone system, 2x cupboards (one holds the fuse box), radiator,

Kitchen / Lounge

22" x 12'2" (6.71m x 3.71m)

Double glazed bay window to front, two double glazed windows to side & rear, the kitchen consists of matching wall & base units with worktops, stainless steel sink with mixer taps & drainer, integrated electric oven & gas hob with extractor hood above, gas combi boiler in cupboard, tiled effect flooring, 2x radiators, space for the following appliances:- washing machine, fridge/freezer & slimline dishwasher,

Bedroom 1

12'10 x 10' (3.91m x 3.05m)

Double glazed window to front, built in wardrobes, radiator.

Bedroom 2

10'9" x 7'1" (3.28m x 2.16m)

Double glazed window to front, radiator.

Bathroom

Obscure double glazed window to rear, bath with shower above, wash hand basin, WC, radiator, extractor fan, tile effect flooring, partly tiled walls,

Parking

One allocated parking space - bay 73,

Communal Grounds

Communal grounds surround the building, bin store,

Agents Note

Vendors have advised that the property is leasehold. The lease years remaining are 139 years, there is an annual ground rent charge of £272.70. There is an annual service charge for the building/property of £2,655.36 and an additional estates charge of £253.34 annually. The sinking fund is included in the service charge.

All of the above will need to be confirmed via solicitors.

