

## 4 Mizzen Court, Bristol, BS20 7QJ

**Price Guide £225,000**

Presenting an immaculate flat, available for sale in a stunning marina location. This property has been beautifully maintained throughout, presenting a pristine living environment that truly stands out.

Boasting one bedroom, one bathroom, and a reception room and a separate kitchen space, the flat offers ample space and comfort. The reception room makes a charming space for relaxation or socialising, with an inviting ambiance that immediately makes you feel at home. The bedroom is generously proportioned, providing a private retreat within the home. The refitted shower room adds a touch of contemporary elegance.

Notably, the property also includes a large hallway currently being utilised as a work area, offering the potential for versatile use. Additionally, there is a ground floor cloakroom, providing extra convenience.

The property is EWS1 approved and falls under council tax band B. It has an EPC rating of B, attesting to its energy efficiency. An added benefit is the allocated parking space that comes with the property, ensuring

## Front



## Entrance Hall



## Ground Floor WC

### Sitting / Dining Room

17'7" x 9'8" (5.38 x 2.97)



## Kitchen

11'11" x 6'10" (3.65 x 2.09)



## Bedroom

13'5" x 9'3" (4.11 x 2.82)



## Shower Room

6'6" x 4'10" (2.00 x 1.49)



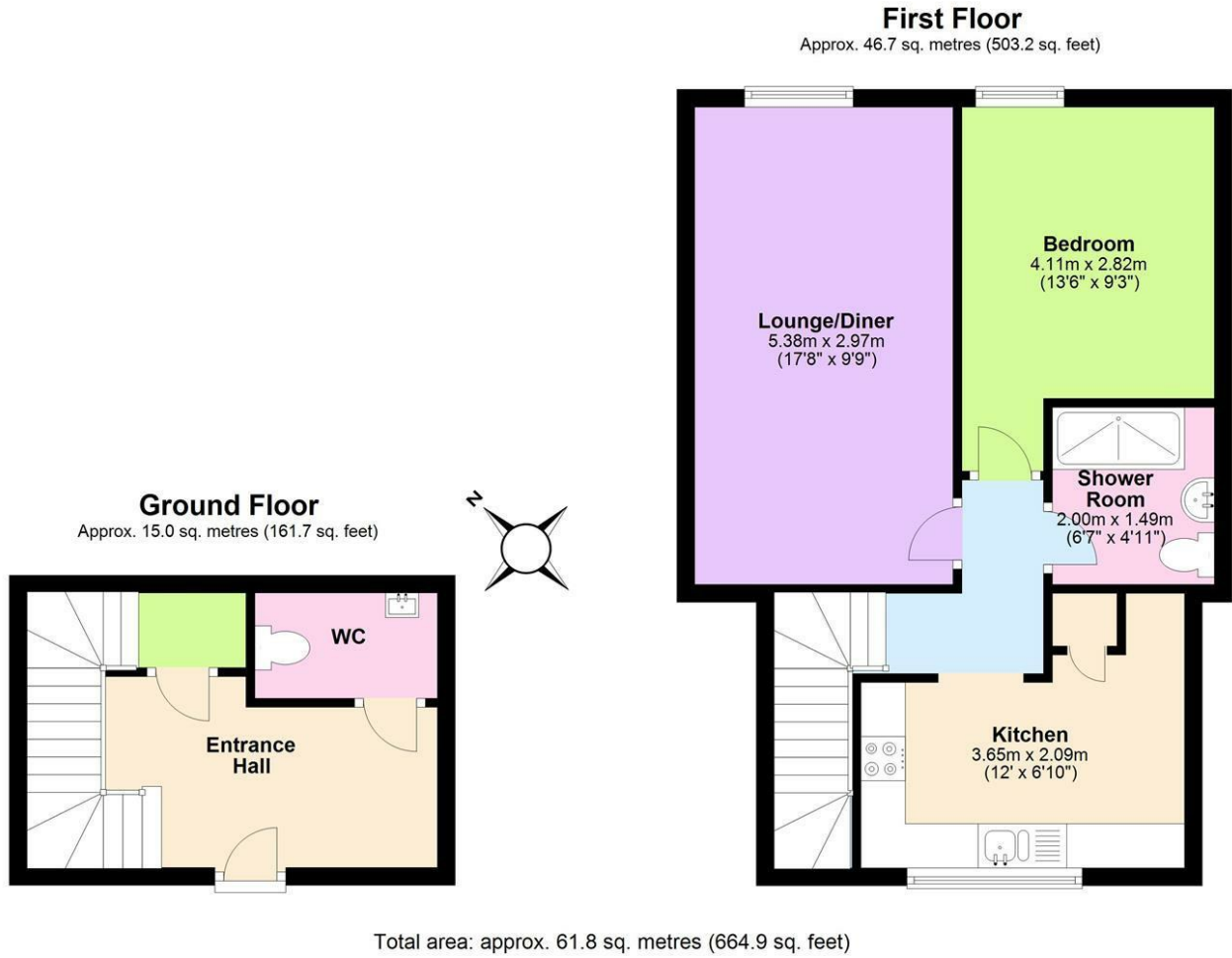
## Marina



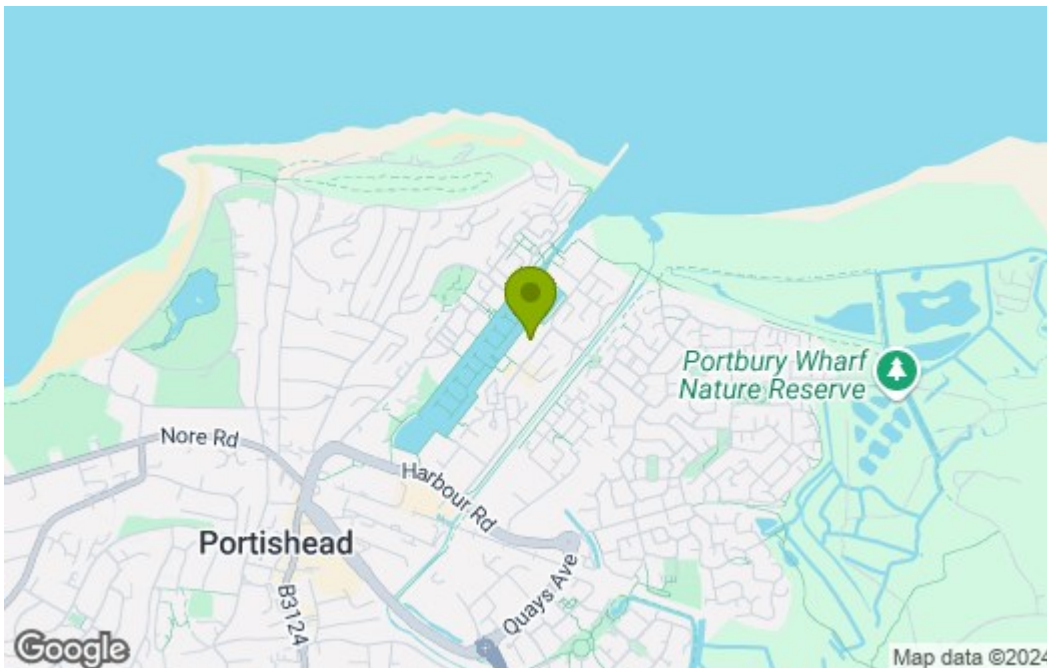
## Agents Note

Under the Estate Agents Act 1979 we hereby disclose that a member of staff of Eveleighs Estate agents have a financial interest through ownership in the sale of this property.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.