



71a Sandy Park Road, Bristol, BS4 3PQ

£199,000

Eveleighs are pleased to offer this immaculately presented first floor flat for sale, perfect for first-time buyers or investors. Conveniently situated in a high street location, the property features two double bedrooms, a bathroom, and a generous reception room. The kitchen is well fitted and equipped with a breakfast area. The flat is in a great location with close proximity to public transport links, all the local amenities on Sandy Park Road, and green spaces of Arnos Park and Nightingale Valley. Freshly decorated and re carpeted and offered with the added benefit of having no onward chain, this flat offers not only a comfortable living space but also a convenient lifestyle being so well-connected and close to facilities.

Communal Entrance Lobby

Sitting Room

16'8 x 16'8 (5.08m x 5.08m)



Kitchen

10'1 x 7'8 (3.07m x 2.34m)



Bedroom One

12'10 x 8'5 (3.91m x 2.57m)



Bedroom Two

12'11 x 7'11 (3.94m x 2.41m)



Bathroom



Front Elevation



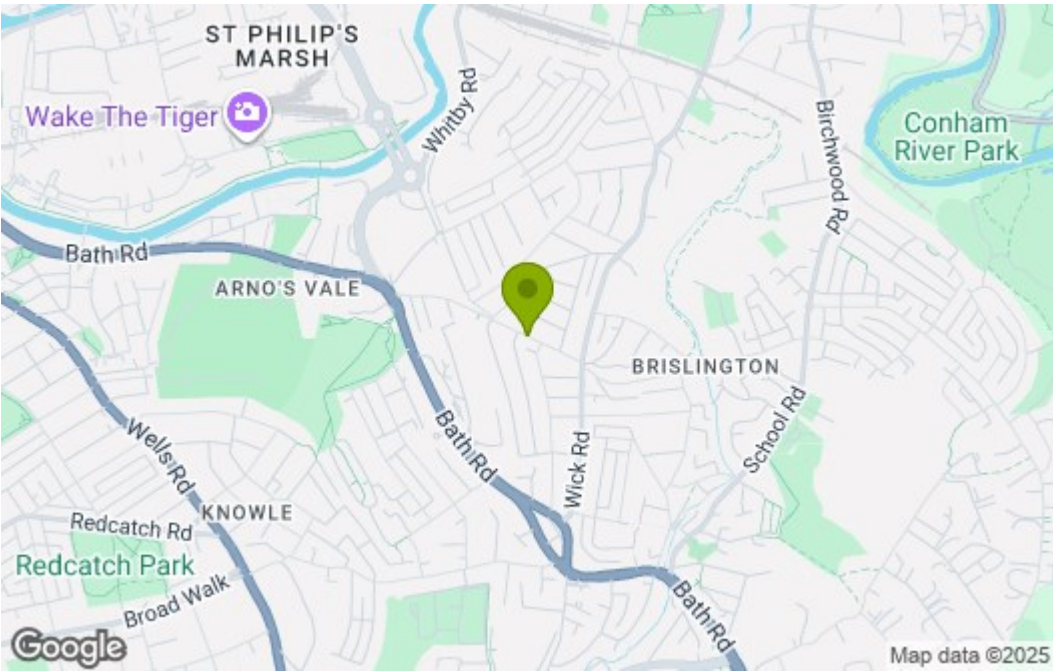
General

The first floor flat is subject to a share of 42% toward building maintenance and insurance. Charges split annually via 71 Sandy Park Road management Company Ltd

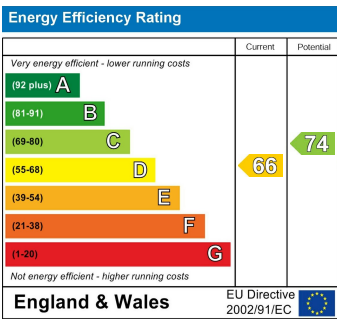
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.