



MAGGS
& ALLEN

5 ABONA COURT SHIREHAMPTON ROAD

SEA MILLS, BRISTOL, BS9 2DY

Guide Price £115,000

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A lovely one-bedroom retirement property in a popular development in Sea Mills, offered with no onward chain. Abona Court has much to offer including on-site warden (1 day a week), secure entrance, communal lounge and gardens, guest rooms and parking. It benefits from a lovely community feel with regular events and the nearby community café and shops are nearby.

Schools

Sea Mills Primary School approx. 0.55km

Stoke Bishop Church of England Primary School approx. 0.79km

Location

Sea Mills is a much sought after semi-rural location, nestled on the edge of the Blaise Castle Estate and its substantial grounds which include a children's play park, bowling green, tennis courts and football pitches. The property offers convenient access to local shops on Shirehampton Road and the amenities of Henleaze and Westbury-on-Trym, as well as sitting within close proximity to neighbouring Stoke Bishop. There are good public transport links to the City Centre and easy access to the M4/M5 motorway networks.

Leasehold Information

125 years from and including 16th May 2006

Current Service Charge: £321.28 per month

Current Ground Rent: £349.56 per annum

The lease information has been provided by the vendor at the time of instruction and maybe liable to change. This information should be checked by your legal adviser.

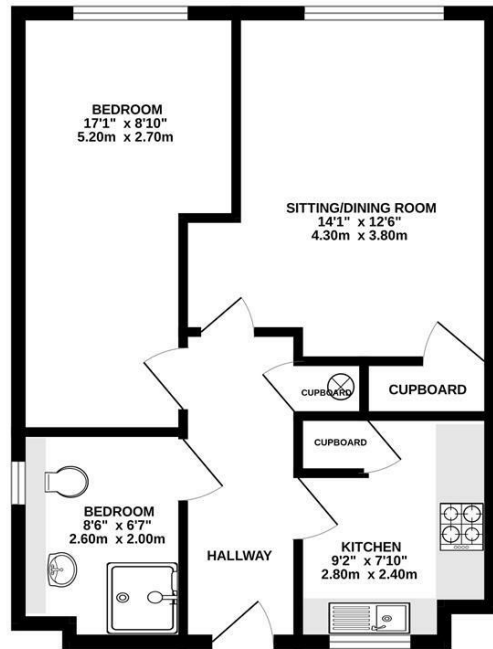
Directions

From the Maggs & Allen office on Northumbria Drive, turn right onto North View. At White Tree roundabout, take the second exit onto Parrys Lane. At the next roundabout, take the second exit onto Shirehampton Road.



If you have a property to sell and would like a no obligation market appraisal, please contact the office on 0117 949 9000.

GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 517sq.ft. (48.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- A Well Presented Retirement Property in Sea Mills
- 1 Bedroom
- On-site Warden (1 day a week)
- Communal Lounge & Gardens
- Wet Room With Shower
- No Onward Chain

Guide Price: £115,000

Tenure: Leasehold

Council Tax Band: A

Local Authority: Bristol City Council

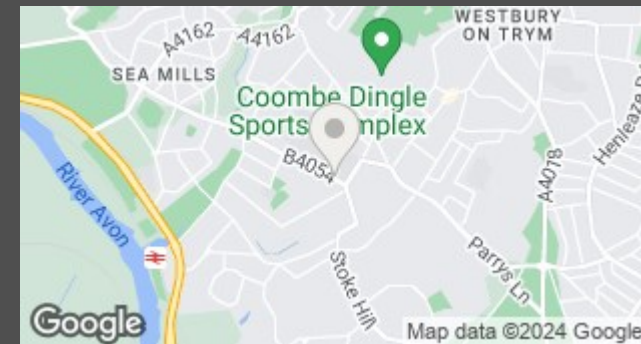
Vendors Onward Position: No Onward Chain

EPC: C

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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