



MAGGS  
& ALLEN

FLAT 5, 27 INKERMEN CLOSE  
HORFIELD, BRISTOL, BS7 0XT  
Asking Price £245,000

A well-presented, top-floor apartment located in a modern development in Horfield with no onward chain, just moments away from both Horfield Leisure Centre, Southmead Hospital and the amenities of Filton Avenue.

## Property Description

Accessed through a communal entrance door equipped with an entry phone, the building features a communal hall with mailboxes, a rear door leading to the communal gardens, and stairs that ascend to the further floors. Entering the flat, you are welcomed by a spacious hallway that connects to all internal rooms.

The open-plan living area has ample room for seating, entertaining and dining, whilst also being able to enjoy the views from the top floor. Through to the kitchen, there are matching wall and floor mounted units, with built-in appliances such as a washing machine, fridge/freezer, oven with four ring hob and wine rack.

There are two double bedrooms, with the master featuring an en-suite shower room, as well as a family bathroom. Additional benefits include allocated parking for one vehicle, gas central heating, and uPVC double glazing throughout.

There is also a small communal garden area and an allocated parking space for one vehicle. This would make a great purchase for investors or first time buyers looking to get on the property ladder.

## Location

Horfield is situated within close proximity to Gloucester Road with its vast array of independent shops, cafes & restaurants including Burra cafe, Pinkmans' Bakery and FED 313, and Bottles & Books.

The area features a blend of tree-lined Victorian streets such as Churchways Avenue, and the 1930's properties that are emblematic of the area. The open spaces of Muller Road Recreational Ground and Horfield Common are nearby as well as Horfield Leisure Centre and the Memorial Stadium.

Boasting excellent schools, spacious properties, and abundant green spaces, this suburb in North Bristol has gained popularity among both families and young professionals seeking a location just beyond the Bristol City Centre.

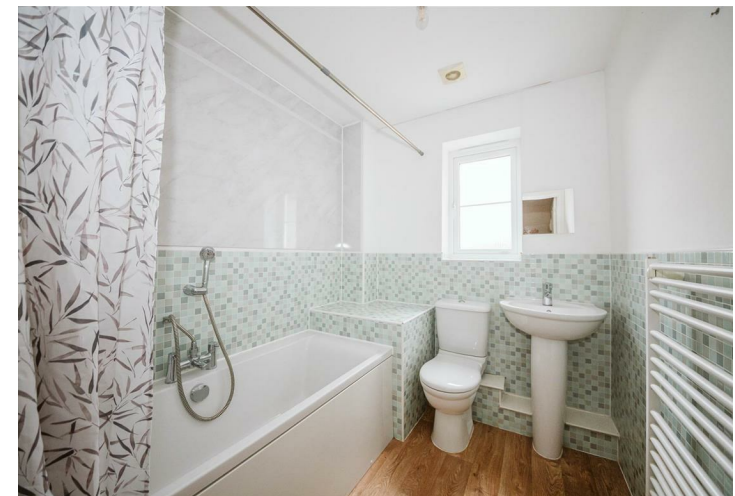
## Leasehold Information

985 years remaining on lease.

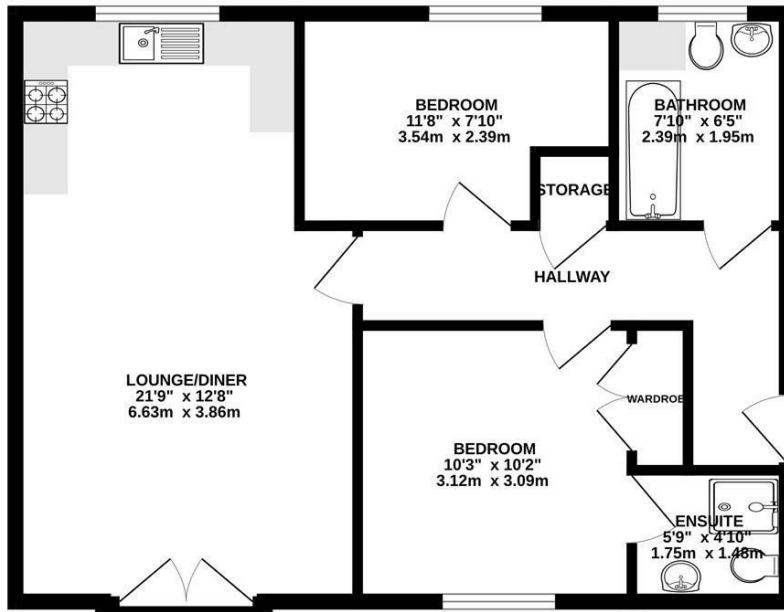
Annual Ground Rent - £291.80

Annual Service Charge - £1,286.93. Includes: Grounds maintenance, general maintenance, pest control, management fees, insurance, cleaning windows and communal areas, accounts preparation fees, H&S and risk assessments, electricity water and sewage, contribution to reserve fund.

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



**2ND FLOOR**  
**623 sq.ft. (57.9 sq.m.) approx.**



**TOTAL FLOOR AREA: 623 sq.ft. (57.9 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 mis-statement. 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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- Two Bedrooms
- Top Floor Flat
- One allocated parking bay
- Open-plan living area
- Communal garden
- Perfect for First time buyers or Investors
- No Onward Chain

**Guide Price:** £245,000

**Tenure:** Leasehold

**Council Tax Band:** B

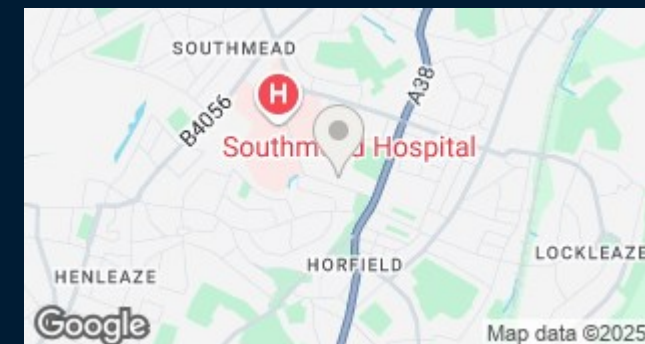
**EPC Rating:** C

**Local Authority:** Bristol City Council

**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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