



Connells

Gloucester Road North
Filton Bristol



Property Description

****BRAND NEW BUILD FLAT****

An exciting opportunity to purchase a newly fitted 1 bedroom flat within walking distance to major recruiters such as Air Bus. This flat is situated on the 1st floor.

On entry the home is complete with stairs leading into the 1st floor entering into the lounge/diner. To the rear there is a large new kitchen with cupboards above and below the counter, oven and hood. There are two windows in here making it a very naturally light room. To the front of the property is a double bedroom with ample room for freestanding furniture and bathroom. The bathroom is complete with a walk in shower cubical, sink and WC.

Externally the home has parking to the rear, however this is not allocated and plenty of parking surrounding. There are bus links and train stations nearby. Major recruiters such as MOD, Air Bus, GKN and Rolls Royce are a short walk away and the upcoming new concert area situated in the Brabazon Site. There are major shopping malls close by at Cribbs Causeway and Abbey Wood. Cribbs Causeway has a cinema, ice rink, retail shops and restaurants. Bristol city centre isn't too far away along with the Country Cricket Club and Memorial Football Ground home.

Kitchen / Lounge

25' 8" Max x 13' 7" Max (7.82m Max x 4.14m Max)

Lounge Area: Double glazed window, built in storage cupboard, radiator.

Kitchen Area: Double glazed window, fitted kitchen comprising wall and base units, work surfaces, sink/drainer, electric oven, electric hob, cookerhood.

Bedroom One

13' 7" Max x 10' 4" Max (4.14m Max x 3.15m

Max)

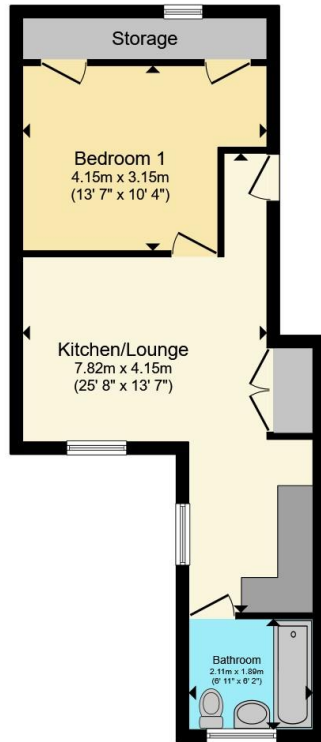
Double glazed window, built in storage, radiator.

Bathroom

6' 11" Max x 6' 2" Max (2.11m Max x 1.88m Max)

Double glazed window, low level WC, wash hand basin, bath with shower over, radiator.





Total floor area 41.5 m² (447 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 0117 931 4455
E filton@connells.co.uk

Unit 4 The Shield Retail Centre Link Road Filton
 BRISTOL BS34 7BR

EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online [connells.co.uk/Property/FIL309183](https://www.connells.co.uk/Property/FIL309183)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: FIL309183 - 0004