



696 Wells Road, Whitchurch, Bristol BS14 9HX

£170,000

- Energy Rating - E
- Ensuite Shower Room
- Storage Room
- Well Presented
- No Onward Chain

- One Bedroom
- Open Plan Lounge/Kitchen/Dining Room
- First Floor Apartment
- Allocated Parking
- Close To Local Amenities

A fantastic one bedroom first floor apartment in a stunning Grade II listed building, beautifully converted in 2011 and in excellent condition.

The open plan kitchen and living space is modern and bright, complete with integrated appliances including a washing machine, perfect for everyday life or entertaining friends.

The double bedroom features built in wardrobes and a private en suite shower room, while a versatile storage room could double as a guest or occasional bedroom. Added benefits include allocated parking for two cars and no onward chain.

This charming apartment blends character and modern comfort effortlessly, internal viewing is a must.

Lounge/Kitchen/Dining Room 12'7" x 12'4" (3.86 x 3.78)

Bedroom 11'10" x 8'7" (3.63 x 2.62)

Storage Room 16'6" x 4'1" (5.05 x 1.27)

Ensuite Shower Room 9'1" x 3'6" (2.79 x 1.09)

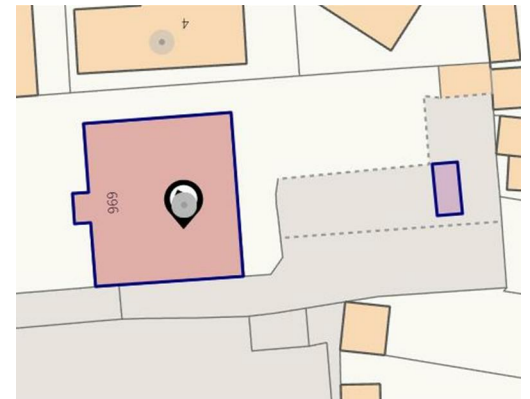
Tenure Status - Leasehold

999 year lease with 984 years remaining

Service charge - £125 a month from April 2026

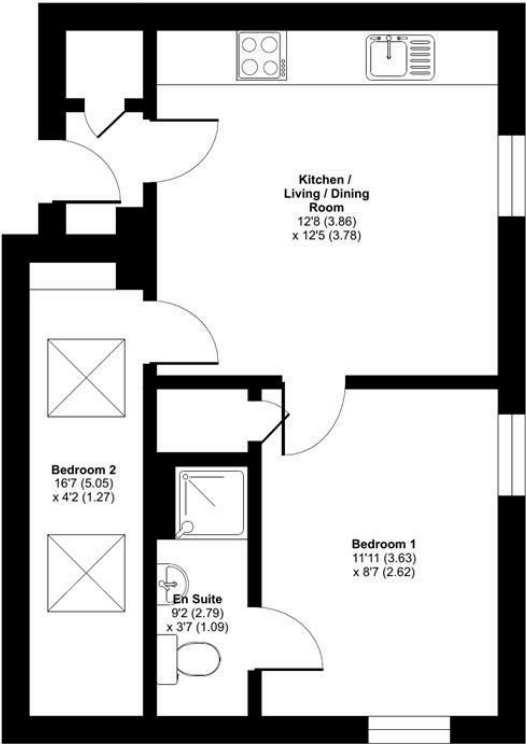
Council Tax - Band A





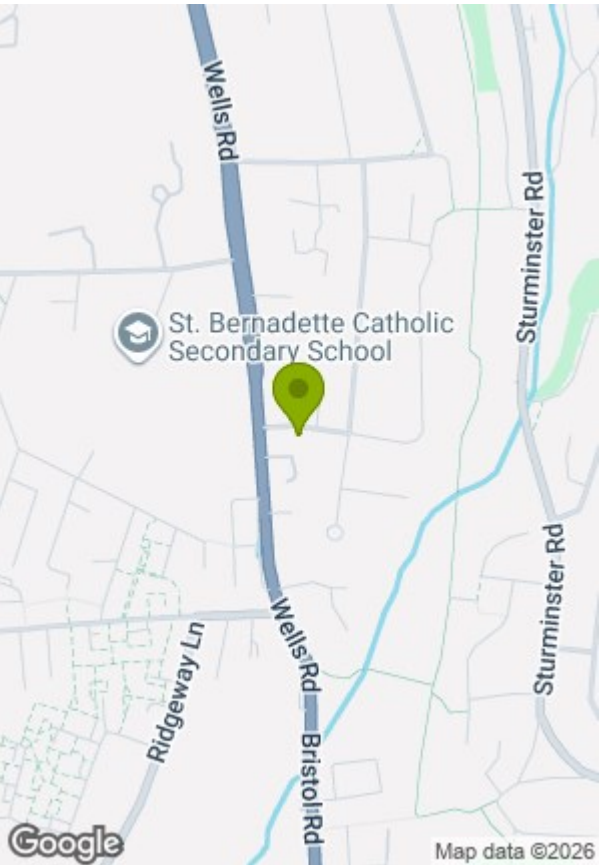
White Cross Court, 696 Wells Road, Bristol, BS14

Approximate Area = 420 sq ft / 39 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1434070



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	44
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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