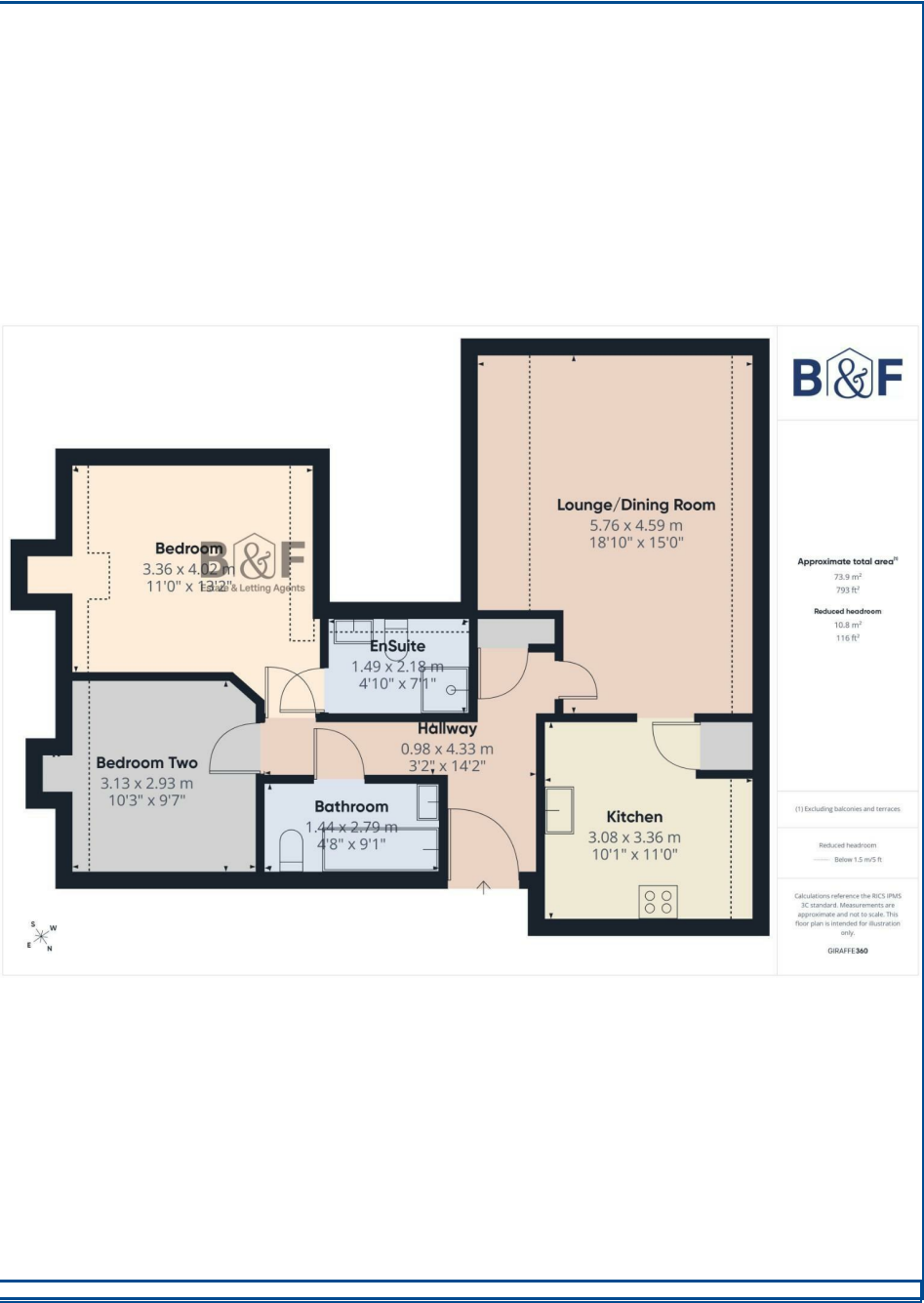




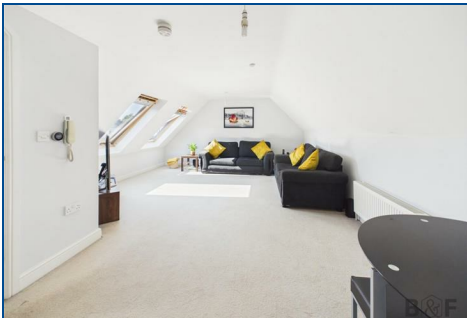
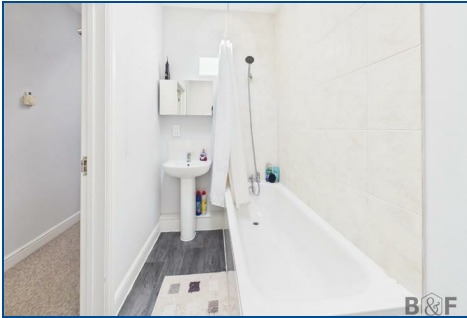
- Super Penthouse Apartment
- Living Room
- Ensuite
- Double Glazing
- Super Order Throughout
- Two Bedroom
- Fitted Kitchen
- Bathroom
- Gas Central Heating
- Close to Amenities

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



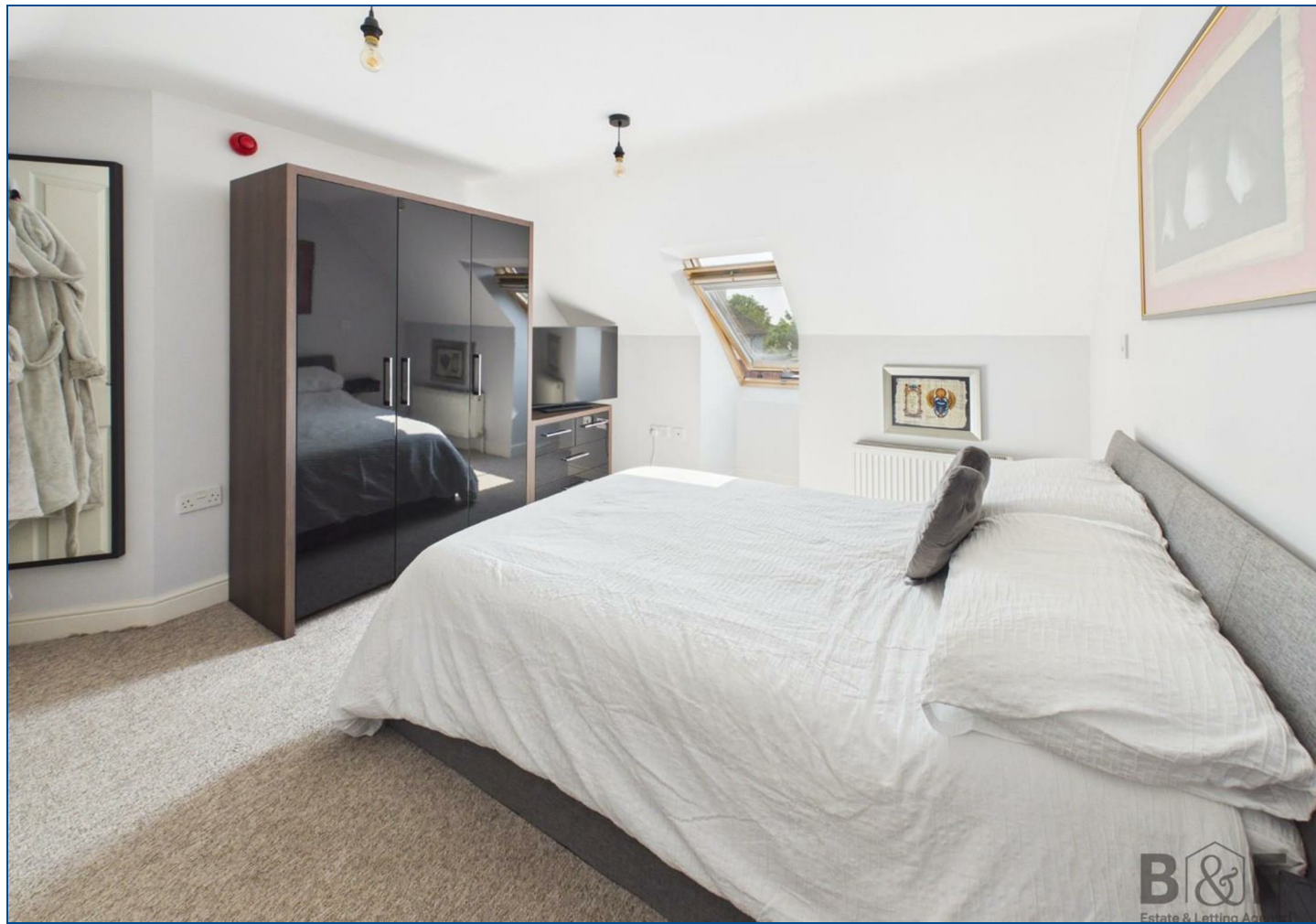
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntrandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



Flat 15 Colliers Place, 1 Colston Street, Soundwell, Bristol, BS16 4BL
£225,000



Hallway 3'2 x 14'2
 Lounge/Dining Room 10'10 x 15
 Fitted Kitchen 10'1 x 11
 Bedroom One 11'10 x 13'2
 Ensuite 4'10 x 7'1
 Bedroom Two 10'3 x 9'7
 Bathroom 4'8 x 9'1
 Outside
 Communal Garden
 Allocated Off-Street Parking

We are delighted to offer for sale this stunning and deceptively spacious two bedroom penthouse apartment. The property is in excellent order throughout and comprises spacious hallway with entry phone, lounge/dining room, fitted kitchen, two double bedrooms (master with ensuite) and bathroom. The property is light and airy and would suit young professionals or sharers. Other benefits include gas central heating and double glazing. The property has allocated parking and a communal garden area. Situated in popular location, within walking distance of the amenities of both Staple Hill and Kingswood. The ring road is a short commute away. Early viewing highly recommended. Energy Rating B. Council Tax Band B. 980 years left on the lease. Service charge and ground rent combined in the region of £1800 per annum.

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR **

