



Connells

Charlton Road
Brentley Bristol



Property Description

SPACIOUS ONE BEDROOM UPPER FLOOR APARTMENT WITH GARAGE NO ONWARD CHAIN*

Set on the upper floor of a well-kept building, this generously proportioned one-bedroom flat offers bright, comfortable living with the added benefit of a private garage. Ideally suited to first-time buyers, professionals or investors, the property combines space, practicality and a convenient residential setting.

The accommodation features a welcoming entrance hall leading to a large, light-filled living room with ample space for both lounge and dining areas. The separate kitchen provides excellent storage and worktop space, making everyday living both easy and functional.

The spacious double bedroom offers a peaceful retreat with room for additional furnishings, while the bathroom is neatly presented and well maintained.

Externally, the property benefits from a private double garage - ideal for secure parking or additional storage - along with access to communal areas.

Charlton Road enjoys a convenient location with easy access to local shops, transport links and green spaces, making it a practical base for city living while retaining a relaxed neighbourhood feel.

Ground Floor

Communal Entrance

Second Floor Flat

Lounge/Diner

22' MAX x 10' 2" MAX (6.71m MAX x 3.10m MAX)

Kitchen

9' 8" MAX x 9' 8" MAX (2.95m MAX x 2.95m MAX)

Bedroom 1

12' MAX x 8' 6" MAX (3.66m MAX x 2.59m MAX)

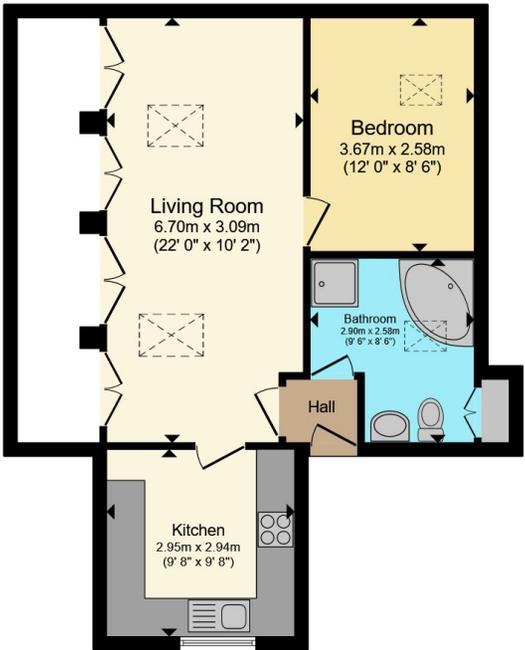
Bathroom

Garage - Parking In Front

no access currently







Floor Plan

Total floor area 48.7 m² (524 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 950 1552
E westburyontrym@connells.co.uk

6 Canford Lane
 BRISTOL BS9 3DH

EPC Rating: Awaited Council Tax Band: A Service Charge: Ask Agent Ground Rent: 20.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WOT309279

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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