



- **Energy Rating - C**
- **22ft Open Plan Living**
- **UPVC Double Glazing**
- **Gas Central Heating**

- **One Double Bedroom**
- **Garage & Storage Shed**
- **Close To Local Amenities**
- **Light & Airy Accommodation**

Greenwoods are delighted to bring to the market this very well-presented one-bedroom first floor flat, set in a convenient location close to local amenities and transport links to the City Centre.

The accommodation briefly comprises: communal entrance hallway with security entry phone system, private entrance hallway with doors opening to a bathroom with shower over bath, a double bedroom, and a spacious 22ft open-plan lounge/kitchen.

Further benefits include gas central heating, UPVC double glazing, a storage shed, and a garage located in a nearby block.

Whitchurch continues to be a favourite for buyers due to its convenient location, excellent transport links, and proximity to a wide range of local amenities, including shops, schools, parks, and health facilities. Asda, Imperial Retail Park, and South Bristol Community Hospital are all within easy reach.

Open Plan Living 22'0" max x 11'8" max (6.73 max x 3.56 max)

Bedroom 11'0" x 10'0" (3.36 x 3.05)

Bathroom 6'3" x 5'7" (1.91 x 1.71)

Garage 16'6" x 8'2" (5.03 x 2.49)

Council Tax - Band A

Tenure Satus - Leasehold

999 year lease with 961 years remaining

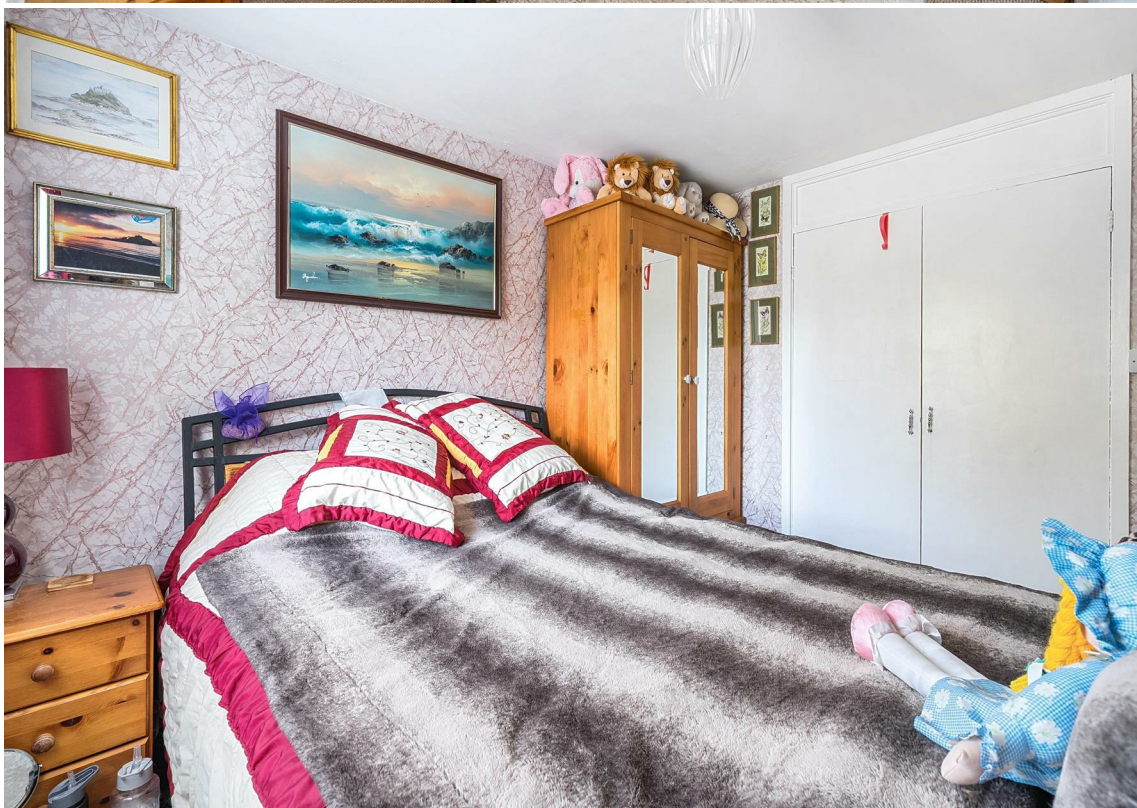
The seller has advised

- Service Charge - £109.00 per month - reviewed annually





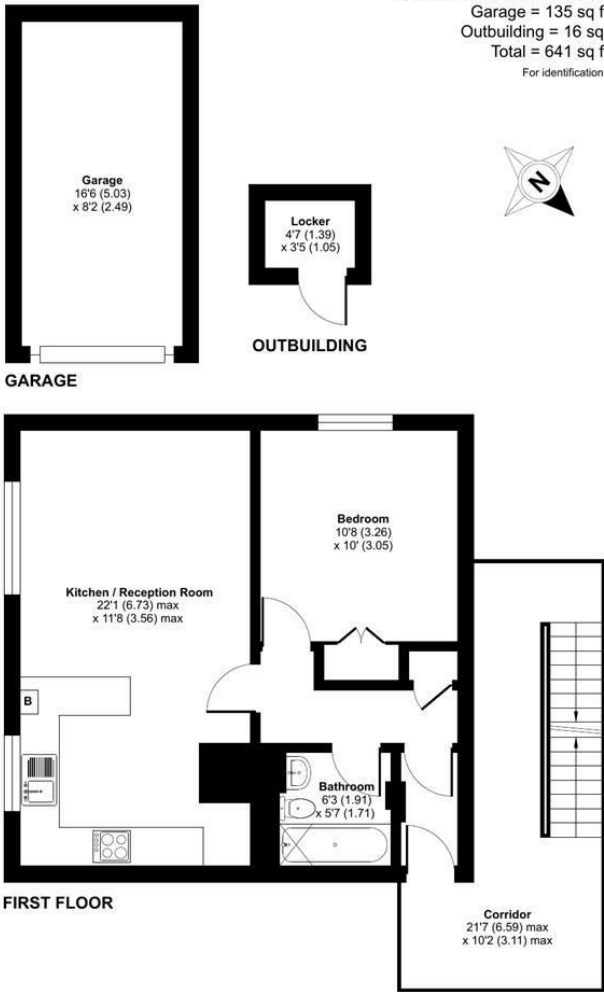






Oak Court, Pinkhams Twist, Bristol, BS14

Approximate Area = 490 sq ft / 45.5 sq m
Garage = 135 sq ft / 12.5 sq m
Outbuilding = 16 sq ft / 1.4 sq m
Total = 641 sq ft / 59.4 sq m
For identification only - Not to scale

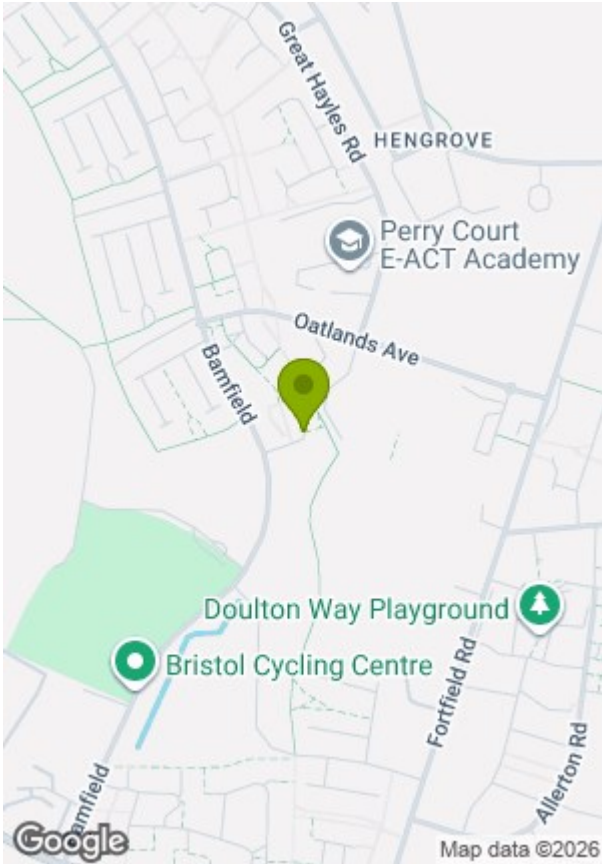


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1342176

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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	

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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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