



FLAT 3,
8 HENGROVE WAY
BRISTOL
BS4 1FF
£108,000

A BEAUTIFULLY PRESENTED FIRST-FLOOR APARTMENT OFFERING CONTEMPORARY LIVING, IMPRESSIVE AMOUNT OF NATURAL LIGHT AND AN EXCITING OPPORTUNITY FOR FIRST-TIME BUYERS THROUGH THE SHARED OWNERSHIP SCHEME.

A 45% share is available to purchase at a value of £108,000 (full market value being £240,000).

Inside, the apartment feels bright, modern and welcoming, with large feature windows flooding the principal living space, in particular with natural light. The lounge is of generous proportions with a comfortable seating area and with plenty of space for the dining room. Three full height feature windows fully benefit from the southerly aspect, maximising the light. There's a separate fitted kitchen, complete with a large selection of built in units and work surfaces. Both bedrooms are genuine double bedrooms, both with dual, feature windows to the front and rear aspects.

Presented in excellent condition throughout, the apartment is ready to move straight into and comes complete with allocated parking, plus visitor parking for added convenience. Furthermore communal bike and bin store is available to residents.

Its well-connected position also makes commuting straightforward, with good road and transport links providing easy access towards Bath, Bristol and surrounding areas.

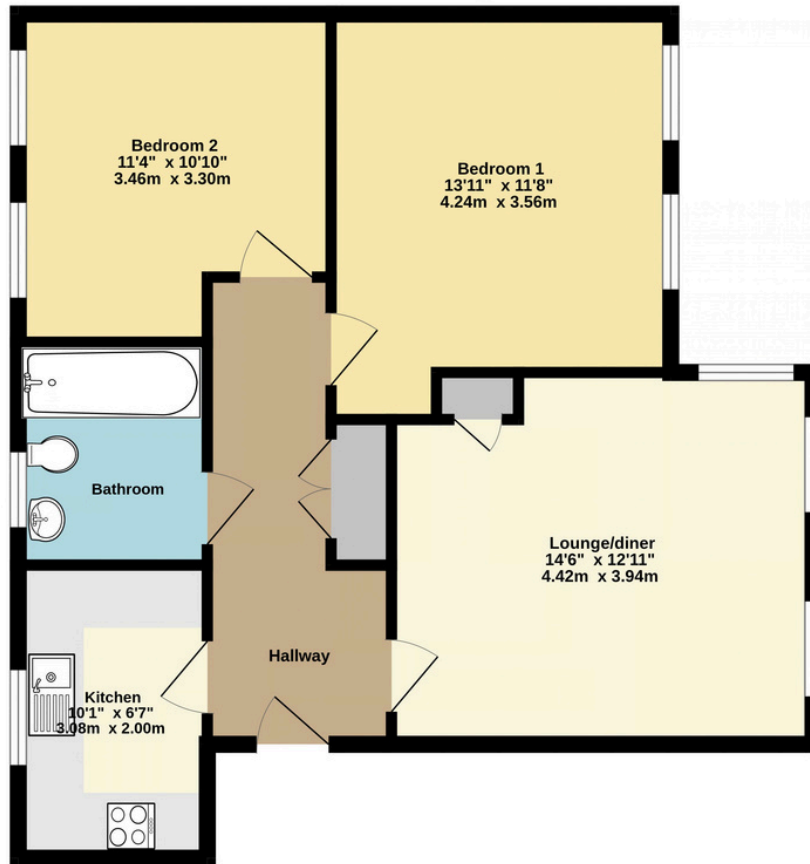
For first-time buyers looking to take that all-important step onto the property ladder, this is a smart, stylish and low-maintenance home that ticks plenty of boxes.







First Floor
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy performance certificate (EPC)

Flat 3 8, Hengrove Way BRISTOL BS4 1FF	Energy rating B	Valid until: 10 March 2029
		Certificate number: 6321-7237-6320-1339-6996

Property type	Mid-floor flat
Total floor area	62 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be B.

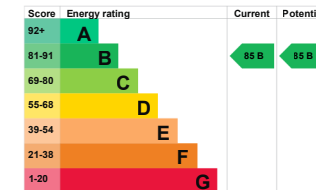
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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