

*Proud to be  
Independent &  
Family Run*

**JeffreyRoss**  
& THE PROPERTY OUTLET



EDEN GROVE



#### ENTRANCE

#### BEDROOM TWO

2.37 x 2.26 (7'9" x 7'4")

#### BEDROOM ONE

3.09 x 2.68 (10'1" x 8'9")

#### BATH/SHOWER ROOM & W/C

2.38 x 1.88 (7'9" x 6'2")

#### LOUNGE

3.69 x 3.71 (12'1" x 12'2")

#### KITCHEN

3.33 x 1.66 (10'11" x 5'5")

#### OUTSIDE AREA

#### TENURE

We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

#### LEASE

999 year lease from January 2003 approx 976 years remaining

#### GROUND RENT

£292.74 per annum

#### SERVICE CHARGES

£891.91 per annum

#### COUNCIL TAX




Band - B





## EDEN GROVE

, BS7 0PW - £210,000 LEASEHOLD

 2 Bedroom(s)  1 Bathroom(s)  570.48 sq ft

Welcome to this charming ground floor flat located in the sought-after area of Eden Grove, Bristol. This delightful property features two well-proportioned bedrooms, making it an ideal choice for an investment property or couples, small families, and individuals seeking a comfortable living space.

The property has an open-plan kitchen area, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The layout is designed to maximise space and light, ensuring a pleasant environment throughout the day.

The flat also boasts a modern bathroom, providing all the necessary amenities for your daily routines. Additionally, you will appreciate the convenience of off-road parking, a valuable asset in this popular location.

Step outside to discover a small outdoor space, perfect for enjoying a morning coffee or unwinding after a long day. The property is situated in a vibrant neighbourhood, offering easy access to local shops, cafes, and parks, making it an excellent choice for those who appreciate community living.

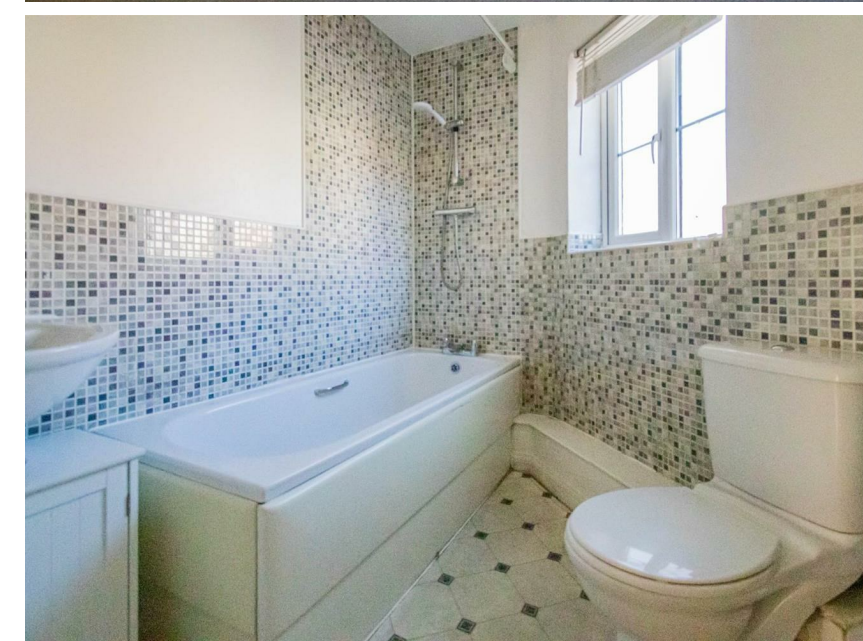
This flat presents a wonderful opportunity to enjoy comfortable living in a desirable part of Bristol. Do not miss your chance to make this lovely property your new home or to add to your rental portfolio. Average rental per month is £1300.

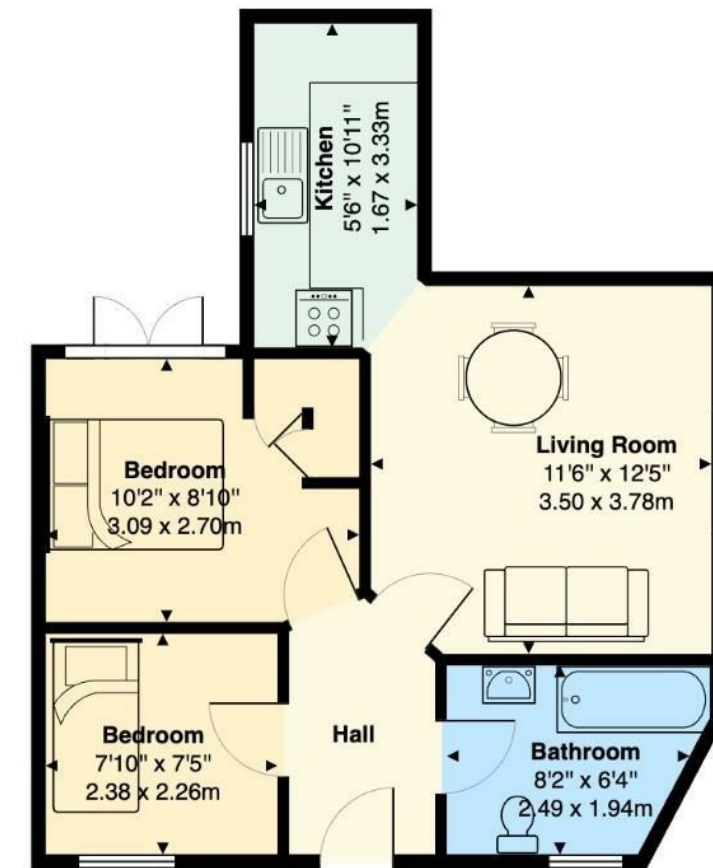
### COUNCIL TAX BAND - B

- 570.48 SQ FT
- Ground floor flat
- Off road parking
- Investment opportunity
- Great for first time buyers
- Open plan kitchen/living
- Small outside space

### PROPERTY SPECIALIST

Ms Ashton Jones  
a.jones@thepropertyoutlet.com  
Branch manager





**Eden Grove, Horfield, Bristol, BS7 0PW**

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 