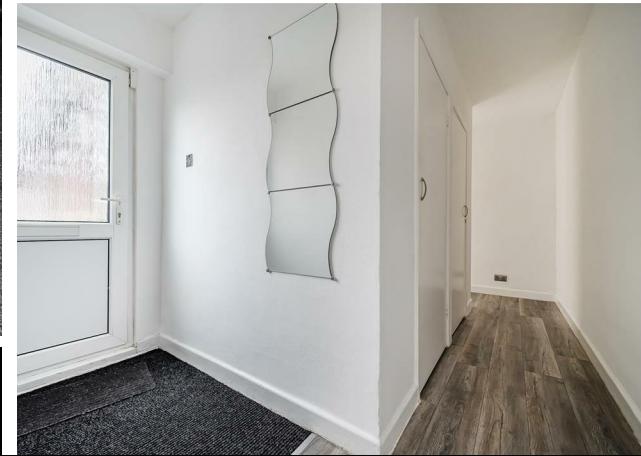




Gilda Parade, Whitchurch

£260,000



- **Energy Rating - D**
- **14ft X 12ft Living Room**
- **Roof Terrace At Rear**
- **No Onward Chain**
- **West Facing Rear Roof Terrace**

- **Three Bedroom Flat**
- **Fitted Kitchen**
- **Balcony At Front**
- **Parking For Two Cars**
- **Gas Central Heating & D/Glazing**

This bright and surprisingly spacious three-bedroom flat offers a fantastic opportunity for first-time buyers or young professionals. Offered chain free, it combines convenience, comfort, and a touch of outdoor living, all just minutes from local shops, cafés, and bus links into Bristol city centre. For weekend adventures, Hengrove Leisure Centre, Imperial Retail Park, and the beautiful Chew Valley are all within easy reach.

The flat's private entrance immediately gives a sense of independence. Inside, a welcoming hallway with two generous storage cupboards opens up into a light-filled living room – a versatile space for relaxing, dining, or entertaining. The kitchen is well-planned, offering plenty of storage, worktop space, an integrated oven, and room for freestanding appliances – perfect for everyday cooking or whipping up something special.

There are three bedrooms – two comfortable doubles and a third ideal as a home office or nursery. The main bedroom enjoys direct access to a west-facing roof terrace, a sunny, private spot for morning coffee, evening drinks, or weekend BBQs. The bathroom has a shower over the bath, offering practical convenience alongside a little comfort.

With allocated parking included and a sunny roof terrace, this flat blends indoor and outdoor living in a way that's rare to find in this area. Offered chain free, it's ready to move into and make your own.

Living Room 14'4" x 12'5" (4.37 x 3.81)

Kitchen 8'3" x 8'0" (2.53 x 2.44)

Bedroom One 12'5" x 9'6" (3.81 x 2.92)

Bedroom Two 11'0" x 10'5" (3.37 x 3.2)

Bedroom Three 11'10" x 8'4" (3.62 x 2.55)

Bathroom 6'9" x 5'4" (2.07 x 1.63)

Terrace 19'9" x 14'9" (6.03 x 4.50)

Balcony 23'11" x 4'9" (7.30 x 1.46)

Council Tax - Band A

Tenure Status - Leasehold

Ground Rent - £150 a year

Service charge - £263.42 a year

Years remaining - 125 years



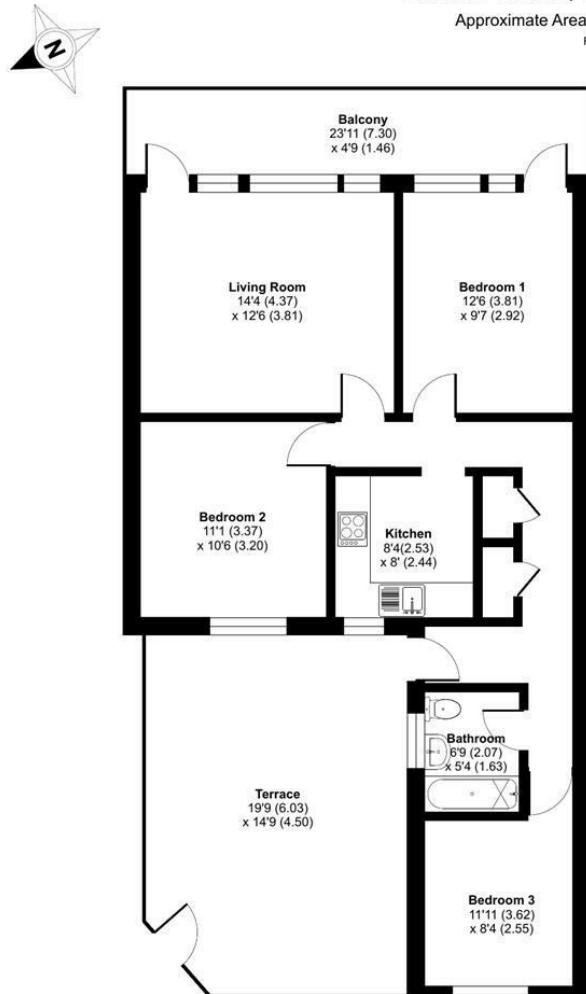




## Gilda Parade, Bristol, BS14

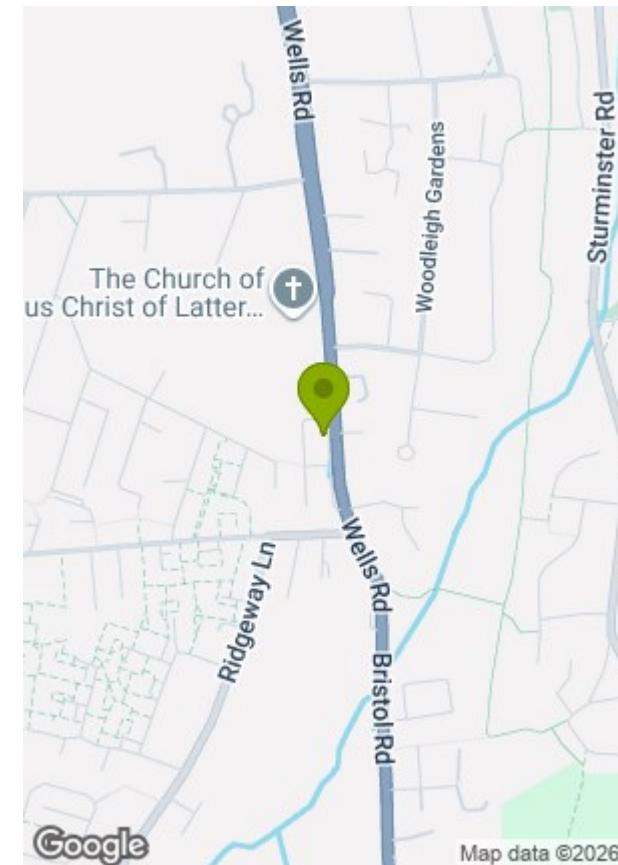
Approximate Area = 761 sq ft / 70.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Greenwoods Property Centre. REF: 1392938

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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			
EU Directive 2002/91/EC			

**England & Wales**

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			

**England & Wales**

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