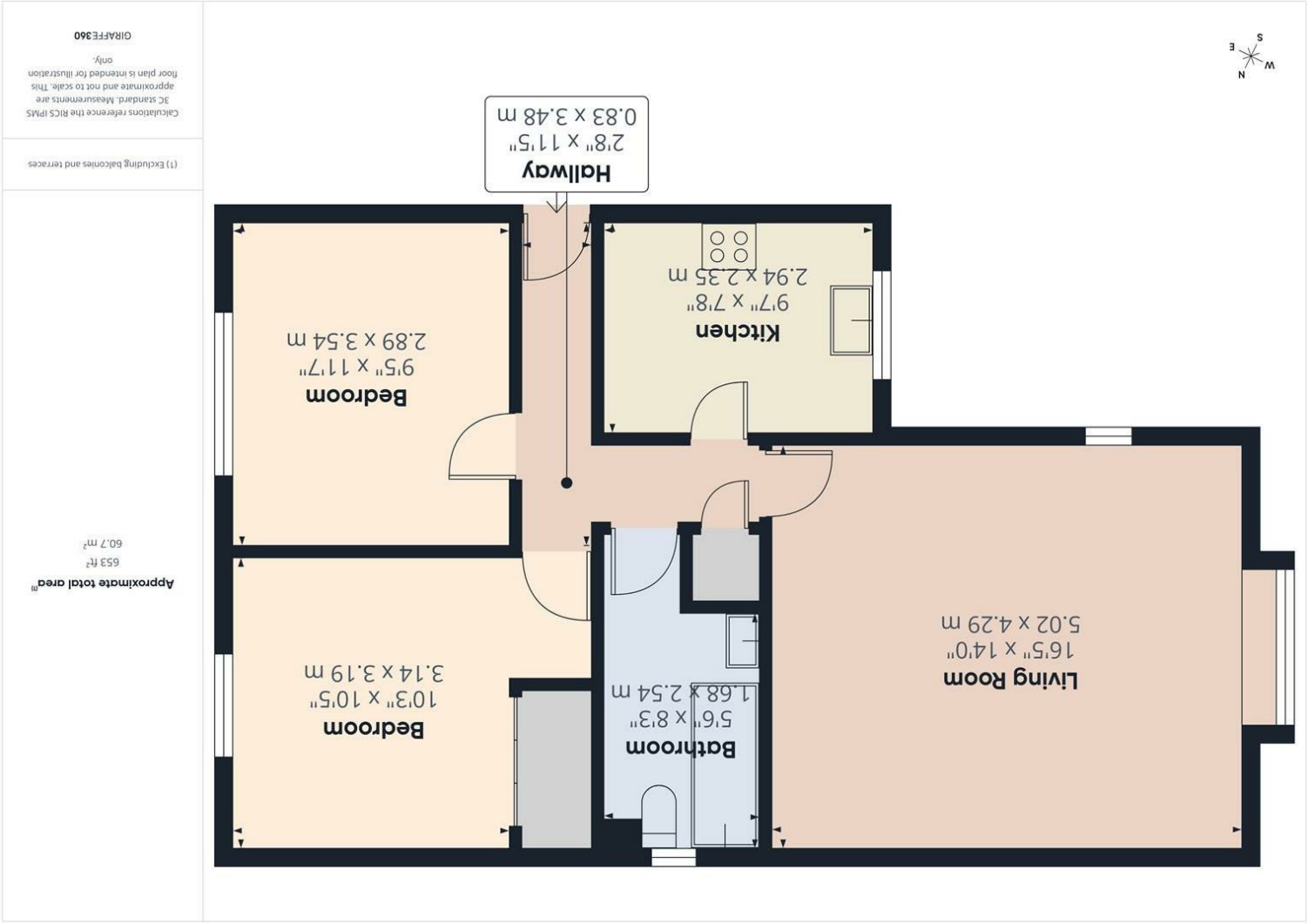




- Well-proportioned two-bedroom first-floor apartment
- Spacious lounge/dining room
- Separate kitchen
- Bathroom
- Communal gardens
- Allocated parking
- Private garage
- Ideal for first-time buyers, downsizers, or investors



Approximate total area
65.3 ft²
60.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and need to scale. This floor plan is intended for illustration only.

GIRAFFE360

25B Florence Road, Staple Hill, Bristol, BS16 4SN
£190,000 Leasehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

PROPERTY TYPE Flat
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING D
COUNCIL TAX BAND A



Well proportioned two bedroom first floor apartment forming part of this small, modern block.

Entrance hallway, good size lounge/diner, separate kitchen, two bedrooms and a bathroom.

Outside are communal gardens and parking, plus the property benefits from its own garage.



the location

Convenient location a short distance from the facilities of Staple Hill high street, Page park, the Bristol to Bath cycle path and the more comprehensive shopping facilities of Kingswood. Bristol 5.0miles Bath 11.3miles

Offered for sale with no onward chain!

just a thought...

If you are looking for a well proportioned apartment, in a great location, with the advantage of a garage, this could be the one! Small modern block, close to everything you would need. A viewing is recommended.