



Connells

Western Grange Glebelands Road
Filton Bristol

Western Grange Glebelands Road Filton Bristol BS34 7BA

for sale
£215,000



Property Description

In both reconfiguring the layout and adding modern fixtures and finishing's, this apartment has been transformed into the perfect modern living space. The open-plan kitchen/lounge/dining space is spacious and perfect for entertaining. The kitchen houses modern appliances and enjoys ample storage. To the rear of the plan there are two double bedrooms that are flooded with natural light. A three piece bathroom suite and useful utility room completes the plan.

The garage set nicely around the front of the building along with the communal gardens are primarily laid to lawn with a variety of neatly-manicured shrubs, and are bound to the perimeter by large hedgerows, creating a sense of privacy.

Glebelands Road is a quiet residential cul-de-sac in Filton, due to its elevated position, the road offers pleasant views of North Bristol and beyond. The property is perfectly located close to Cribbs causeway with its vast range of shops and restaurants whilst remaining in close proximity to major employers such as Southmead Hospital, Airbus and The MoD. The new YTL/Aviva arena which is scheduled to be built on the Brabazon hangars at the former Filton airfield is also a short walk away. The property is also perfectly located close to the green open spaces of Elm Park which is hugely popular with families in the area and boasts an impressive recreational park and swimming pool. Local residents can also enjoy Filton community garden with its array of greenery and peaceful seating area.

Entrance Porch

Communal entrance porch

Entrance Hall

Door to front and storage cupboard

Lounge/Diner

16' 9" x 10' 9" (5.11m x 3.28m)

Double glazed window to rear. Television and telephone points.

Kitchen/Breakfast Room

14' 11" x 8' 11" (4.55m x 2.72m)

Fitted kitchen comprising of wall and base units, work surfaces incorporating a 1 1/2 bowl sink/drain and tiled splashbacks. Electric cooker point, space for oven and plumbing for dishwasher. Serving hatch and double glazed window to rear.

Bedroom 1

10' 11" x 7' 8" (3.33m x 2.34m)

Double glazed window to front and television point.

Bedroom 2

12' x 8' 10" (3.66m x 2.69m)

Double glazed window to front.

Bathroom

Newly fully tiled bathroom suite comprising of shower cubicle, wash hand basin, extractor fan, low level WC and tiled flooring.

Rear Garden

Communal garden

Garage

Garage in block

Agents Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.

Leasehold Details

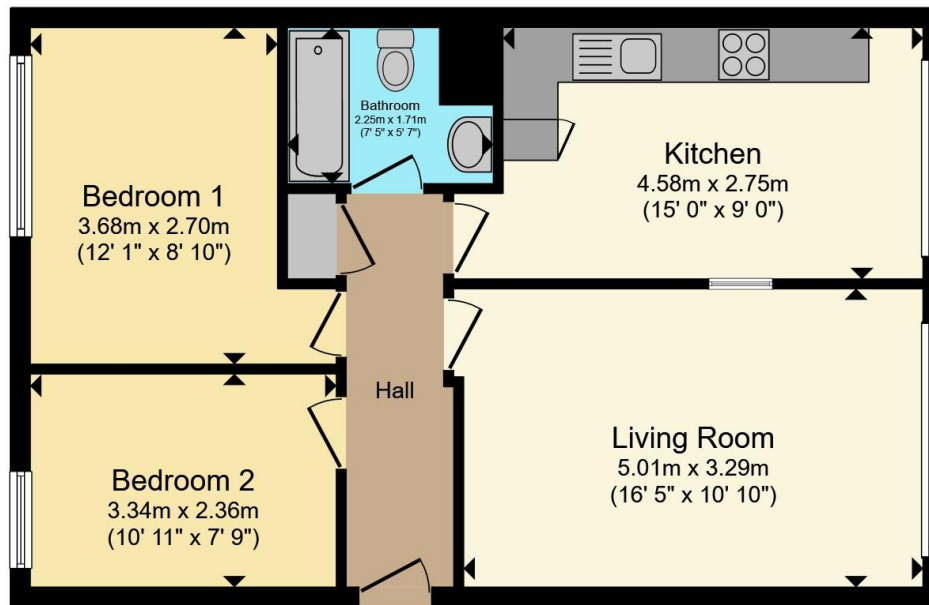
Current annual service charge is £1,320 per year this includes the management charges.

There is no ground rent payable, and the leasehold term is 1000 years from the year 1971.

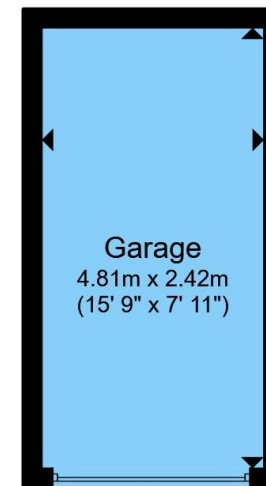








First Floor



Garage

Total floor area 71.1 m² (765 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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Unit 4 The Shield Retail Centre Link Road Filton
BRISTOL BS34 7BR

EPC Rating: D

Council Tax
Band: A

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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