



**16b Riverside Park, Severn Beach, BS35 4PN**

**£176,400**

**115 Beach Road, Severn Beach, Bristol, BS35 4PQ**

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## **Viewing by arrangement with Severnside Estate Agents Ltd**

Severnside Estate Agents are pleased to offer for sale this two bedroom apartment, available with NO CHAIN and no management fees. Ideal for first-time buyers or investors seeking a great rental opportunity in a thriving rental market, this property combines practicality with excellent value. Don't miss the chance to secure a low-maintenance property with strong investment potential. Early viewing is recommended.

The property is accessed via a private entrance door leading to an entrance hallway with stairs to the first floor accommodation which briefly comprises a hallway with storage cupboard, lounge diner with French doors opening to a Juliette balcony, kitchen, two double bedrooms both with fitted wardrobes and a bathroom. Further benefits include electric heating, upvc double glazing and allocated parking spaces on a private drive.

The village of Severn Beach sits on a coastline which is a 'Site of Special Scientific Interest'. The open aspects and beautiful walks along the Severn Estuary make it a perfect spot for walkers and dog owners alike. With local public transport into Bristol via the train or bus links and the close proximity of the M4/M5 interchange make it an ideal location for commuters.

The village itself has a Bakery, Hairdressers, Barbers, Café, Estate Agents, Village Hall, play park and local convenience store with post office facilities. Nearby The Mall at Cribbs Causeway; the premier shopping destination in the South West, is just a 6 mile drive away. Offering a wide range of shops, restaurants and supermarkets plus a cinema, bowling alley, fitness gym and retail parks which cater for all your needs. With 'The Wave', England's first inland-surfing destination and 'Wild Place Project' close by offering great entertainment opportunities for all ages.

Severn Beach has a local school within the village for children of primary school age and falls within the catchment area of Marlwood senior school and has easy access to local colleges and further education facilities.



**ENTRANCE**

Via entrance door to hall with stairs to first floor, heater.

**UPPER HALLWAY**

With two upvc double glazed windows, heater, storage cupboard, doors to:

**LOUNGE**

**4.3m x 2.92m (14'1 x 9'7)**

With upvc double glazed French doors to Juliette balcony, heater, door to:

**KITCHEN**

**2.9m x 1.72m (9'6 x 5'8)**

With dual aspect upvc double glazed windows, range of wall and base units with worktop over, sink unit with mixer tap over, space for cooker with extractor over, space for fridge, space for washing machine.

**BEDROOM ONE**

**3.9m x 2.56m (12'10 x 8'5)**

With upvc double glazed window, built in wardrobes, drawers and dressing table, heater.

**BEDROOM TWO**

**2.8m x 2.65m (9'2 x 8'8)**

With upvc double glazed window, built in wardrobes, heater.

**BATHROOM**

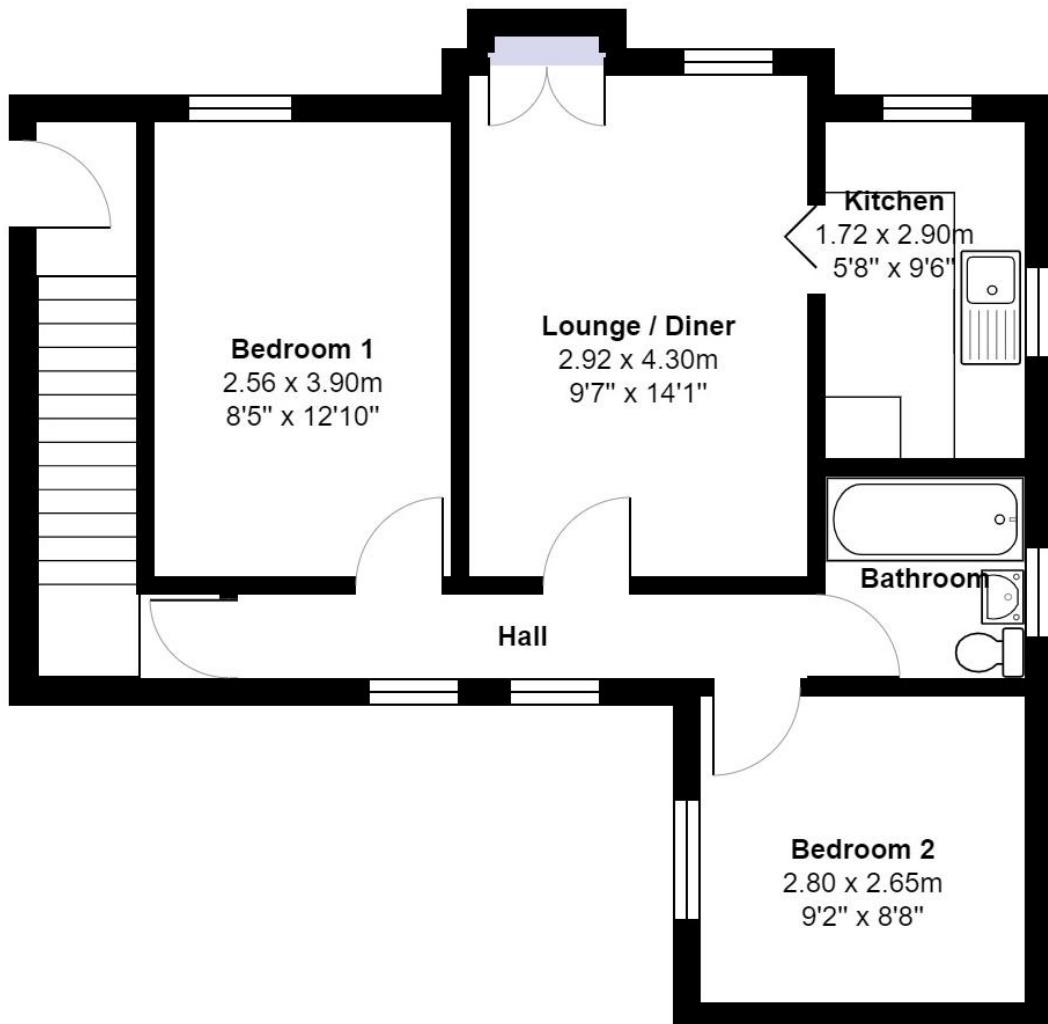
With upvc obscure double glazed window, bath with shower over, pedestal wash hand basin, wc.

**OUTSIDE**

Understairs storage cupboard.

**PARKING**

Allocated parking space.

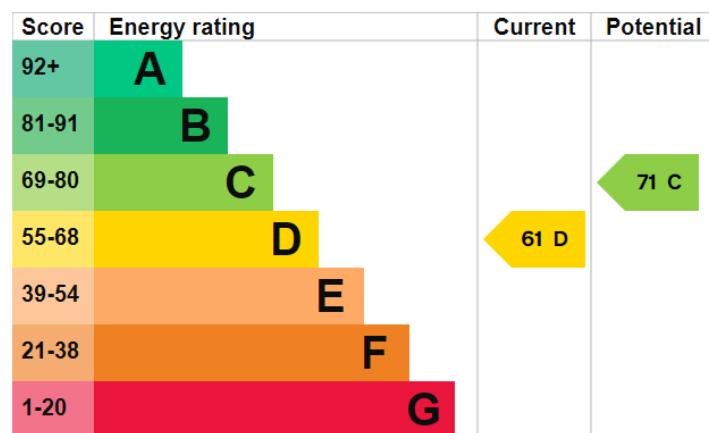


Area: 50.3 m<sup>2</sup> ... 541 ft<sup>2</sup>

16b Riverside Park Severn Beach BRISTOL BS35 4PN	Energy rating <b>D</b>
Valid until <b>14 August 2033</b>	Certificate number <b>4237-7428-6200-0065-9296</b>
Property type <b>Top-floor flat</b>	

Property type  
**Top-floor flat**

Total floor area  
**50 square metres**



**TENURE:** The vendor has advised us that the property is leasehold.

Purchasers should obtain confirmation of this through their solicitor



1. These details are intended for guidance and to assist you in deciding whether to view the property.
2. Appliances, equipment and services have not been tested by Severnside Estate Agents Ltd. Measurements are not guaranteed.
3. These particulars are provided on the understanding that all negotiations will be done through Severnside Estate Agents Ltd.