



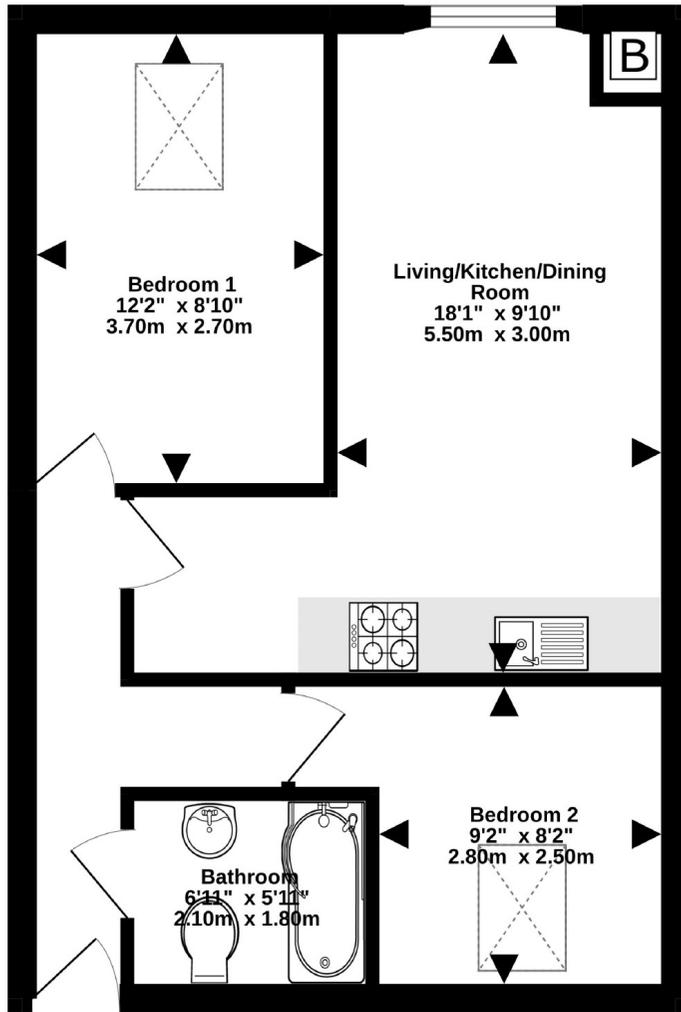
**Knowle - £199,995**

2 bed apartment

1 Talbot Road, BS4 2NA



Ground Floor



8 Talbot Place, Talbot Road, Knowle, Bristol, Bs4 2na

TOTAL FLOOR AREA: 527sq.ft. (49.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2 bedroom purpose built apartment situated in at the end of a cul de sac with pedestrian access onto the Wells Road great for local amenities. Offered to the market with allocated parking and no onward chain.

Located in Knowle close Redcatch Park, numerous other parks, independent cafés, bars, shops and restaurants plus great access to the city centre with Temple Meads train station only 1.4 miles away on foot and less than 2 miles from Wapping Wharf.

The communal areas are accessed through secure intercom/key pad. Positioned on the top floor the property comprises of an open plan living/kitchen/dining room, 2 double bedrooms and a bathroom.

Outside there is an allocated parking space.

**Material information**

This property is leasehold, with a 112 years remaining of a 125 year lease. The annual ground rent of £305 is reviewed every 10 years. The management fee is £100pcm. The council tax band is A.



**Knowle Office**

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Search: [oceanhome.co.uk](http://oceanhome.co.uk)

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.