



- **Energy Rating - C**
- **12ft Lounge**
- **One Double Bedroom**
- **No Onward Chain**

- **First Floor Flat**
- **Fitted Kitchen**
- **NO SERVICE CHARGE OR GROUND RENT**
- **Off Street Parking**

Greenwoods are delighted to offer to the market, with no onward chain, this beautifully presented first floor flat, boasting its own private entrance.

Finished to a high standard throughout, the accommodation comprises an inviting entrance hallway with stairs rising to the first floor, a bright and spacious 12ft lounge, a separate modern fitted kitchen, a generous double bedroom, and a stylish bathroom with shower over the bath.

Further benefits include uPVC double glazing, gas central heating powered by a Worcester combination boiler, and the added convenience of off-street parking.

A key advantage of this property is that there is no service charge or ground rent to pay, making it an even more attractive and cost-effective option.

Ideally located close to a wide range of local amenities

Lounge 12'0 x 11'06 (3.66m x 3.51m)

Kitchen 7'11 x 7'11 (2.41m x 2.41m)

Bedroom One 11'05 x 10'11 (3.48m x 3.33m)

Bathroom 6'04 x 5'06 (1.93m x 1.68m)

Tenure Status - Leasehold

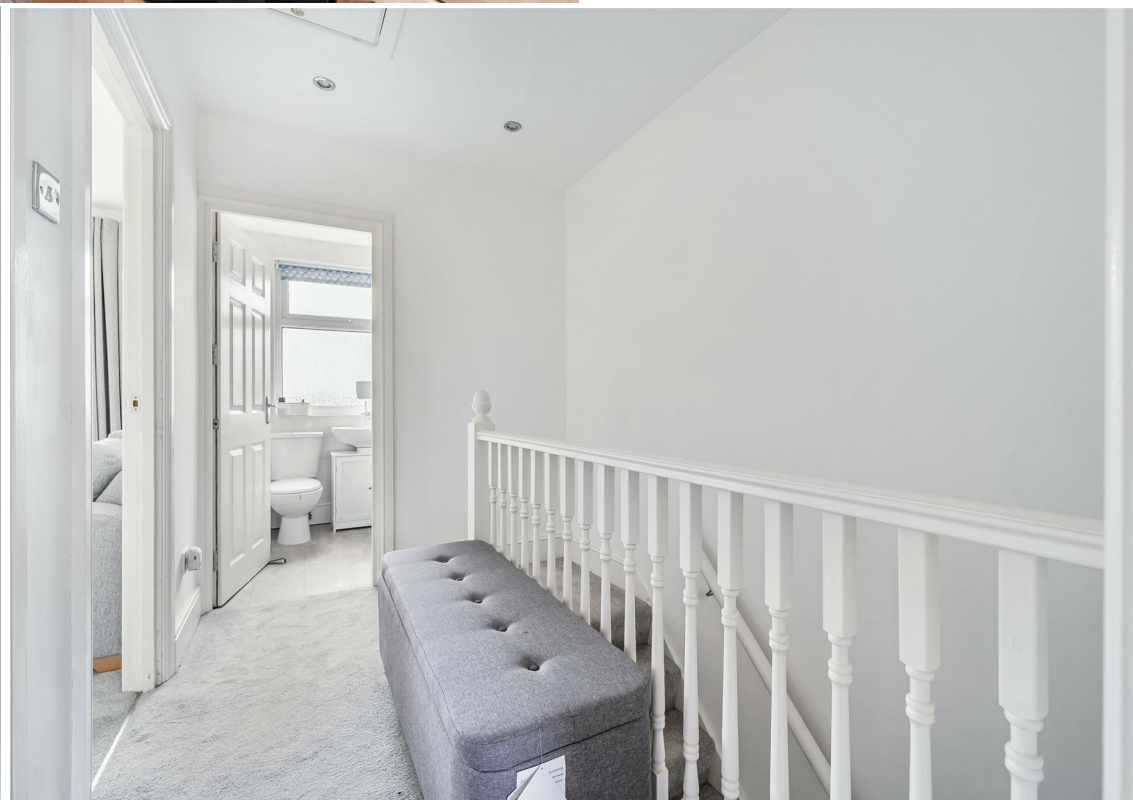
999 year lease with 991 years remaining

No ground rent and no service charge

Council Tax - Band A





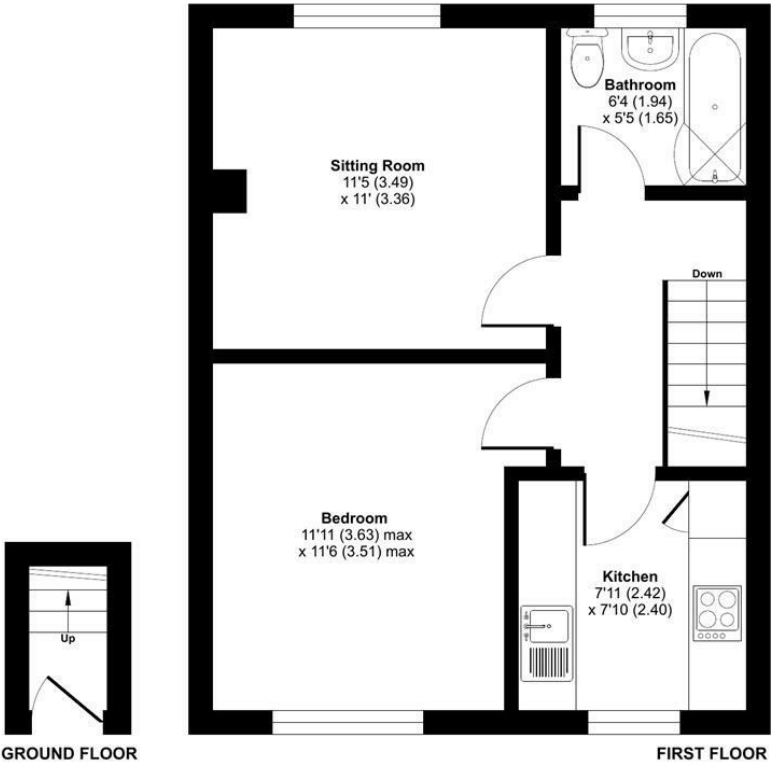




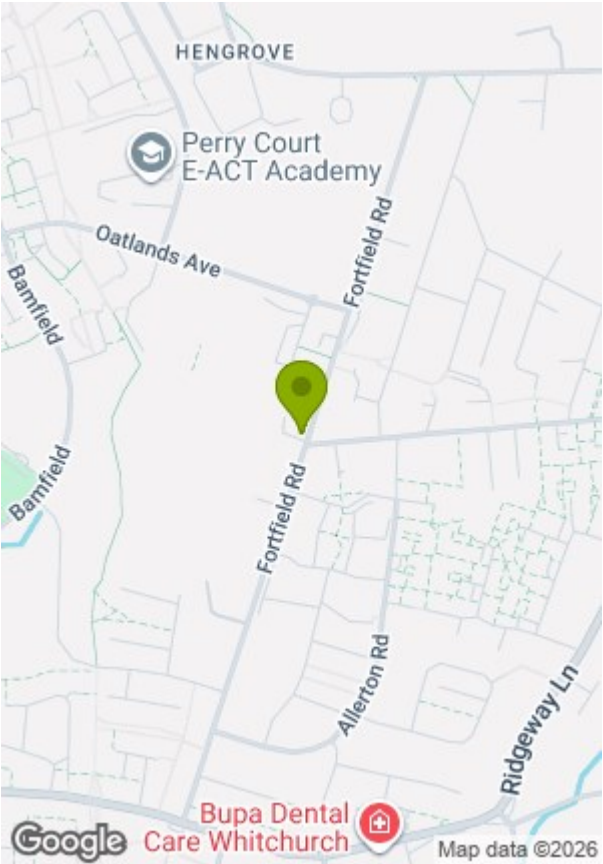


Fortfield Road, Bristol, BS14

Approximate Area = 442 sq ft / 41 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). Produced for Greenwood's Property Centre. REF: 1328241. © nrichcom 2025. GREENWOODS SALES • LETTINGS • COMMERCIAL



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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