



Connells

Morley Place
Staple Hill Bristol



Property Description

Located in the heart of Staple Hill, this ground floor one-bedroom apartment offers an ideal first home or investment. The property features an open-plan kitchen/lounge with a front and rear aspect, a well-proportioned double bedroom with built-in storage, and a bathroom with shower over bath and an obscured rear window. Outside is a private low-maintenance paved garden and one allocated parking space. Staple Hill High Street is a short walk away, offering shops, cafés and bus routes, while the popular Bristol to Bath cycle path and local parks are easily accessible. With its

convenient setting and practical layout, the property is perfectly suited for buyers seeking a low-maintenance home close to amenities.

Open Plan Kitchen / Lounge

20' 9" Max x 15' 4" Max (6.32m Max x 4.67m Max)

Double glazed window to the front aspect and double glazed window to the rear aspect. Range of

wall and base units with worktops over, low-level electric oven, gas hob with extractor over, space

for washing machine and freestanding fridge freezer, built-in storage cupboard, TV point, and

radiator.

Bedroom

14' 3" x 10' 8" (4.34m x 3.25m)

Double glazed window to the front aspect, built-in storage cupboard, space for

freestanding

wardrobe, carpet flooring, and radiator.

Bathroom

6' 8" x 6' 1" (2.03m x 1.85m)

Double glazed obscured window to the rear aspect, partly tiled walls, WC, wash hand basin with

mixer tap, panelled bath with glass shower screen and shower over, extractor fan, shaving point,

vinyl flooring, and radiator.

Frontage

Positioned in a modern development, the property sits on the ground floor of a well-presented block

with a Juliet balcony above and allocated parking nearby. The frontage includes double glazed

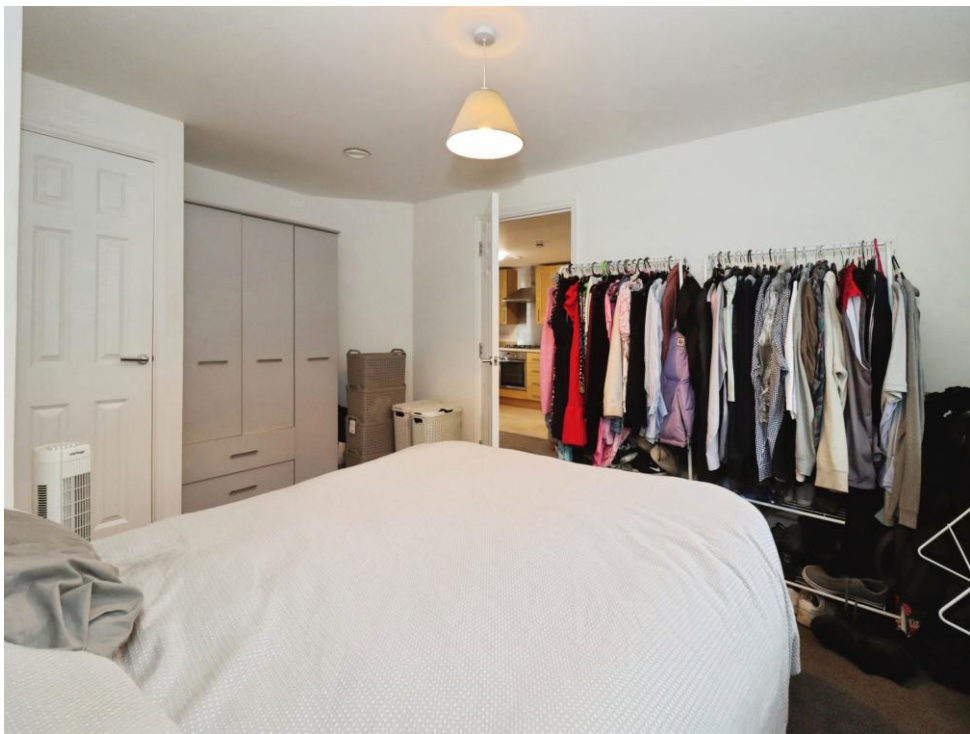
windows, a private entrance door and level access.

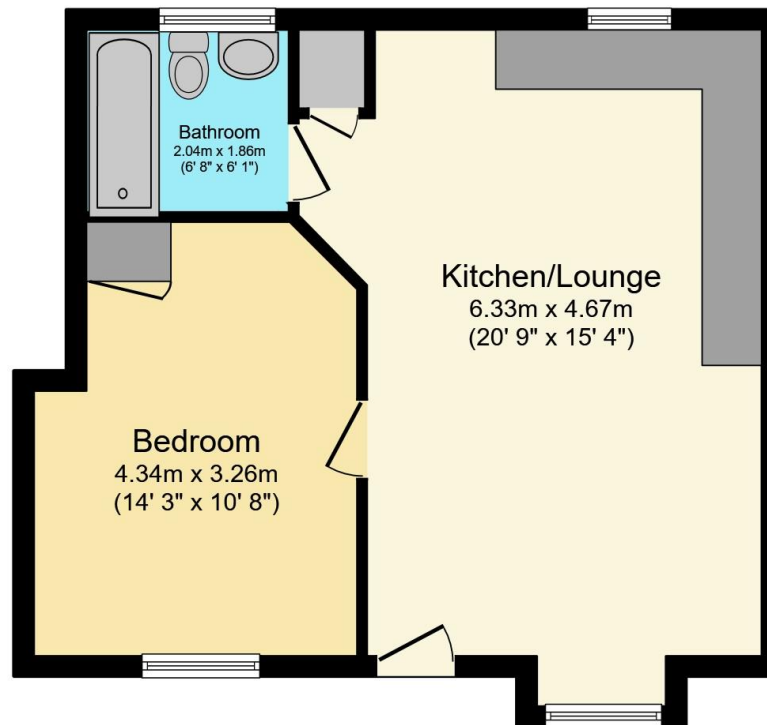
Rear Garden

A private paved rear garden enclosed by fencing, offering low-maintenance outdoor space with side access. The area provides room for seating and storage, with potential for improvement or

landscaping.







Total floor area 45.2 m² (486 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



To view this property please contact Connells on

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1 Regent Street Kingswood
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EPC Rating: C Council Tax Band: A

Service Charge: 596.04 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311143

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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