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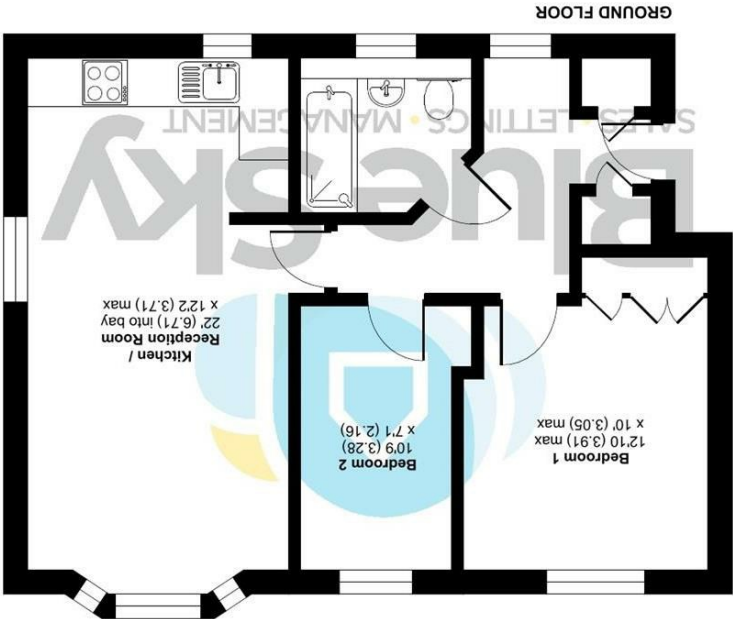
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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/draind down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

Lintham Drive, Bristol, BS15

Approximate Area = 571 sq ft / 53 sq m
 For identification only - Not to scale





Council Tax Band: B | Property Tenure: Leasehold

NO CHAIN! Welcome to this charming property located on Lintham Drive in the vibrant city of Bristol. Built in 2009, this modern flat offers a delightful blend of comfort and convenience, making it an ideal choice for first-time buyers, young professionals, or those seeking a low-maintenance lifestyle. As you enter the property, you are greeted by a spacious open plan kitchen and lounge area, perfect for entertaining guests or enjoying a quiet evening at home. The kitchen is well-equipped, providing ample space for culinary creations, while the lounge area offers a warm and inviting atmosphere. The apartment features two generously sized bedrooms, providing plenty of room for relaxation and personal space. The three-piece bathroom suite is both stylish and functional, catering to all your daily needs. One of the standout features of this property is the allocated parking space, ensuring that you have a secure place for your vehicle. Additionally, the apartment is conveniently located within walking distance to local amenities, including shops, cafes, and parks, making it easy to enjoy the best that Bristol has to offer. This property is a fantastic opportunity for those looking to settle in a modern, well-appointed apartment in a desirable location. Don't miss your chance to make this lovely flat your new home.



Communal Entrance

Telecom entry phone system, access door to front & back of building.

Hallway

Double glazed window to rear, telecom entry phone system, 2x cupboards (one holds the fuse box), radiator.

Living Space

22" x 12'2" (6.71m x 3.71m) Double glazed bay window to front, two double glazed windows to side & rear.

Kitchen Area

The kitchen area consists of matching wall & base units with worktops, stainless steel sink with mixer taps & drainer, integrated electric oven & gas hob with extractor hood above, gas combi boiler in cupboard, tiled effect flooring, 2x radiators, space for the following appliances:- washing machine, fridge/freezer & slimline dishwasher.

Bedroom 1

12'10 x 10' (3.91m x 3.05m) Double glazed window to front, built in wardrobes, radiator.

Bedroom 2

10'9" x 7'1" (3.28m x 2.16m) Double glazed window to front, radiator.

Bathroom

Obscure double glazed window to rear, bath with shower above, wash hand basin, WC, radiator, extractor fan, tile effect flooring, partly tiled walls.

Parking

One allocated parking space - bay 73.

Communal Grounds

Communal grounds surround the building, bin store.

Agents Note

Vendors have advised that the property is leasehold. The lease has 139 years remaining, there is an annual ground rent charge of £272.70. There is an annual service charge for the building/property of £2,655.36 and an additional estates charge of £253.34 annually. The sinking fund is included in the service charge.

All of the above will need to be confirmed via solicitors.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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	

