Flat 11,Colstone Court Marina Gardens, Bristol, BS16 3YD

£130,000 Leasehold

DW SMITH EST 19 99



- Spacious and well-presented apartment
- Generous lounge/bedroom with flexible living space
- Fitted kitchen
- Bathroom
- Allocated parking space
- Well-maintained communal grounds
- Ideal for first-time buyers, professionals, or investors



Hallway

Bathroom
6'9" x 5'4" (2.08m x 1.65m)

Living/Bedroom
19'6" x 11'4" (5.96m x 3.46m)

Kitchen
9'1" x 68'6" (2.79m x 20.9m)

Lease 999 years from 1st January 1992

Annual Management Charge - £1440.00

Annual Ground Rent - £0

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

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PROPERTY TYPE Flat - Studio

BEDROOMS 0

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND A

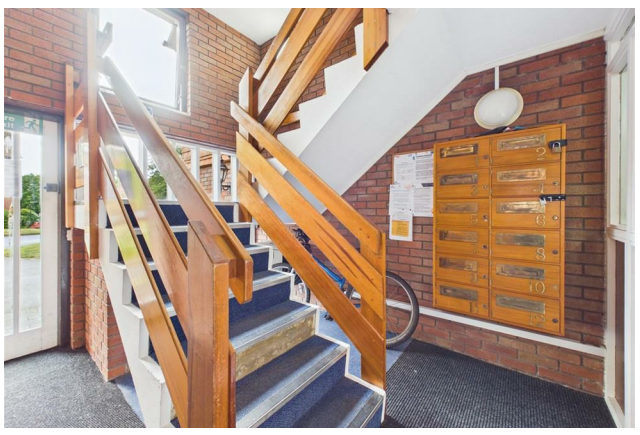




A spacious apartment with modern fittings and its own allocated space.

The apartment features lots of internal storage, a modern bathroom, a bright kitchen, and a large lounge/bedroom with lots of space, light and views.

Externally the property benefits from its own parking space, there is also visitor spaces and communal grounds. Conveniently located close to local amenities with excellent bus links into the city centre, this fantastic apartment is not to be missed.









the location

Situated on the boarder Eastville and Fishponds in Bristol, just a short distance away from excellent connectivity to the Bristol and Bath Railway Path, making it highly appealing for cyclists and walkers. The vibrant high street of Fishponds Road is easily accessible, offering an array of local shops, cafes, eateries, and convenience. Bristol 3.1miles Bath 12.7miles





Offered for sale with no onward chain!

just a thought...

This could be an ideal first home or investment.