



Whitfield House The Park, Bristol, BS15 4BP Offers in excess of £100,000

Good Move are delighted to present this Studio Flat located in Whitfield House on The Park in Kingswood.

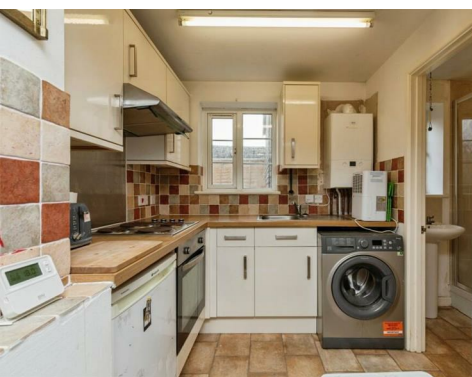
Set within a well-kept residential building, this compact studio flat offers approx. 23.7 sq m of well-designed space, making it a practical option for first-time buyers or investors alike.

The main living and bedroom area measures 5.30m by 3.80m, providing enough room to comfortably for sleeping, relaxing and dining.

The separate kitchen is neatly positioned just off the main space, while the shower room sits conveniently nearby and is fitted with a walk-in shower. With a straightforward layout that makes the most of every square metre, the flat is easy to maintain and simple to live in.

To the rear, the property benefits from an allocated parking area, providing convenient off-street parking close to the building. There is also a private, enclosed outdoor space with a mix of paved and gravel areas, offering a low-maintenance spot.

Well located for local amenities and transport links, this is a smart, low-maintenance home in a convenient Bristol setting.



Leasehold Information

970 years remaining on the lease
Maintenance charge: £1,300 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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		
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