



29, Muirfield, Warmley, Bristol, South
Gloucestershire, BS30 8GQ

£179,950

Anne James Estate Agents are delighted to present this beautifully presented upper-floor apartment, ideally located in the ever-popular Warmley area. Perfectly positioned just moments from Gallagher Retail Park, offering an excellent selection of shops, supermarkets and coffee houses, and within easy reach of the scenic Bristol to Bath Railway Path, this property is perfectly suited to first-time buyers looking to take their first step onto the property ladder. The well-proportioned accommodation comprises a spacious and light-filled lounge/dining room, a well-equipped kitchen, and a stylish modern bathroom. Externally, the property benefits from attractive communal gardens and an allocated parking space, adding further appeal. Offered to the market with no onward chain, this is a fantastic opportunity not to be missed.

Entrance

Wood entrance door.

Entrance Hallway

Cupboard housing water tank, electric wall heater, entry phone system, laminate flooring, doors to the bedroom, lounge and bathroom.

Lounge

13' 9" x 9' 10" (4.2m x 3.00m)
uPVC double glazed window to the rear, electric wall heater, TV aerial point, laminate flooring, archway leading to the kitchen.

Kitchen

10' 6" x 5' 7" (3.2m x 1.7m)
uPVC double glazed window to the rear, range of wall and base units with rolled edge work surfaces, tiled splashbacks, stainless steel sink unit, electric oven and hob, washing machine and fridge, laminate flooring.

Bedroom

9' 11" x 9' 5" (3.01m x 2.87m)
uPVC double glazed window to the front, electric

wall heater, TV aerial point, one single and one double radiator, built in cupboards, laminate flooring.

Bathroom

6' 7" x 5' 11" (2.0m x 1.8m)
White single panel bath with glass screen and electric shower over, sink and WC, built into a combination unit, fully tiled walls and floor, electric ladder radiator, access to the loft space.

Outside

Communal garden, bin storage, parking space.

Tenure

Leasehold 125 years remaining 160 years from 1991 £1470 per annum service/management fee

Local Authority

South Gloucestershire

Council tax Band

Band A





[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Anne James Estate Agents Office
Tel: 0117 9328611

89a Bath Road
Longwell Green
BS30 9DF
info@annejames.co.uk

Bristol