

Connells

Brookdale Road
Bristol

Brookdale Road
Bristol BS13 7PZ

for sale
£210,000







Property Description

A well-presented first-floor flat which benefits from being refurbished throughout and is located in the popular Headley Park area of Bristol, with plenty of local amenities to hand. The flat has its very own entrance, which leads up to the upper-floor hallway, providing access to a wonderfully spacious lounge with area for dining. Further benefits include a stylish kitchen which benefits from high-gloss wall and base units, as well as an integrated oven, two double bedrooms and a built-in wardrobe space in the master, as well as a modern bathroom with both a bath and a waterfall shower.

The flat comprises double-glazed windows,a partially boarded loft and gas central-heating throughout, making it a fantastic opportunity for a first-time buyer or those looking to downsize!

Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed the fee cannot be refunded, even if the property purchase does not go ahead.

Hallway

Living Room

16' 5" x 11' 2" (5.00m x 3.40m)
Carpeted, overlooking the front of the property

Kitchen

8' 9" x 8' 2" (2.67m x 2.49m)
High-gloss wall cabinets and integrated appliances

Bedroom 1

9' 6" x 8' 11" (2.90m x 2.72m)
Carpeted, facing the rear of the property

Bedroom 2

14' x 8' 11" (4.27m x 2.72m)
Carpeted, facing the front of the property, built in wardrobe

Bathroom

Bath with shower overhead











Total floor area 60.8 m² (654 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

T 0117 966 4278
E southville@connells.co.uk

243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: D

Council Tax Band: A

Service Charge: Ask Agent

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312763

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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