



**Connells**

Netham Park View Netham Road  
Bristol

# Netham Park View Netham Road Bristol BS5 9FL

for sale offers in excess of  
**£280,000**



## Property Description

Experience ultra-contemporary city living in this move-in ready top-floor apartment. Only five years old and still under NHBC guarantee, this sleek home combines modern style with exceptionally low bills, making it an ideal choice for first-time buyers. Uniquely positioned with no neighbours on either side, you'll enjoy a rare level of privacy and quiet. The bright, open-plan layout is perfectly designed for hosting, while the green expanse of Netham Park sits right on your doorstep for an instant escape to nature. Located in the heart of BS5, you are perfectly placed for the Bristol-Bath Cycle Path-supported by the convenience of secure indoor bike storage on-site. You are also just a short stroll from the vibrant energy of Church Road, famous for its eclectic mix of artisanal cafes and lively local bars.

## Entrance/Hallway

An entrance door leading into the entrance hallway, storage cupboard with light and an airing cupboard comprising the washing machine, doors off to the principal rooms.

## Open Plan Living Room/Kitchen

21' 3" x 13' 3" ( 6.48m x 4.04m )

Double glazed windows, central heating radiator, tv point, laminate flooring, a range of base units and drawers with matching wall units, integrated oven and grill with inset of four rings electric hob and extractor hood above, a single bowl stainless steel sink and drainer with a mixer tap, integrated

fridge/freezer, breakfast bar.

## Bedroom One

15' 11" max x 8' 2" max ( 4.85m max x 2.49m max )

Double glazed window, central heating radiator, tv point.

## Bedroom Two

12' 4" max x 8' 1" max ( 3.76m max x 2.46m max )

Double glazed window, central heating radiator.

## Bathroom

6' 11" x 6' 3" ( 2.11m x 1.91m )

A hand wash basin with a mixer tap, low level flush wc, a panelled bathtub with shower screen, mixer tap and main shower above, a chrome heated towel radiator, extractor fan, fully tiled around.

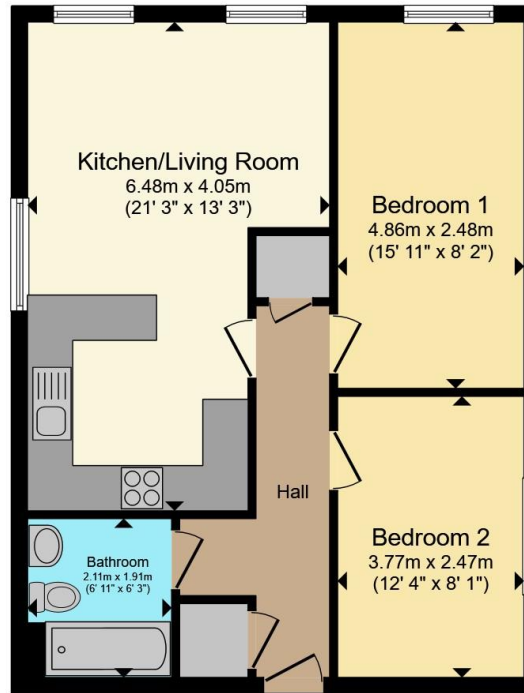
## Outside

A communal bike shed with room for two bikes.









**Floor Plan**

Total floor area 57.1 m<sup>2</sup> (614 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](http://www.propertybox.io)



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1 Regent Street Kingswood  
 BRISTOL BS15 8JX

EPC Rating: B Council Tax  
 Band: B

Service Charge:  
 1600.00

Ground Rent:  
 220.00

Tenure: Leasehold

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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.



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