



Connells

Air Balloon Court Air Balloon Road
Bristol

Air Balloon Court Air Balloon Road Bristol BS5 8LR

for sale
£140,000



Property Description

This one bedroom first floor flat offers well laid out accommodation comprising entrance hall, lounge, separate kitchen, double bedroom and bathroom. The property benefits from electric heating and double glazing throughout, along with built in storage within several rooms. The property is situated in a convenient location with easy access to local shops, supermarkets and everyday amenities. There are good public transport links into Bristol city centre and surrounding areas, as well as nearby road connections for commuters. Local green spaces and parks are also within easy reach, making the area practical for a range of buyers. Externally the property benefits from allocated parking.

Entrance Hall

Double glazed window to the side aspect
telecom entry phone built in storage
cupboards electric
wall mounted heater radiator

Bedroom

11' 3" max x 10' max (3.43m max x 3.05m max)
Double glazed window to the side aspect built in storage cupboard electric wall mounted heater
radiator

Bathroom

8' 2" max x 4' 7" max (2.49m max x 1.40m max)

Double glazed obscure window to the rear aspect panelled bath with shower attachment over WC

wash hand basin fully tiled walls radiator

Lounge

13' 8" max x 13' 8" max (4.17m max x 4.17m max)

Double glazed window to the side aspect built in storage cupboard wall mounted electric heater

radiator

Kitchen

8' 1" x 4' 6" (2.46m x 1.37m)

Double glazed window to the rear aspect range of wall and base units space for fridge freezer

electric hob with extractor over stainless steel sink part tiled walls radiator

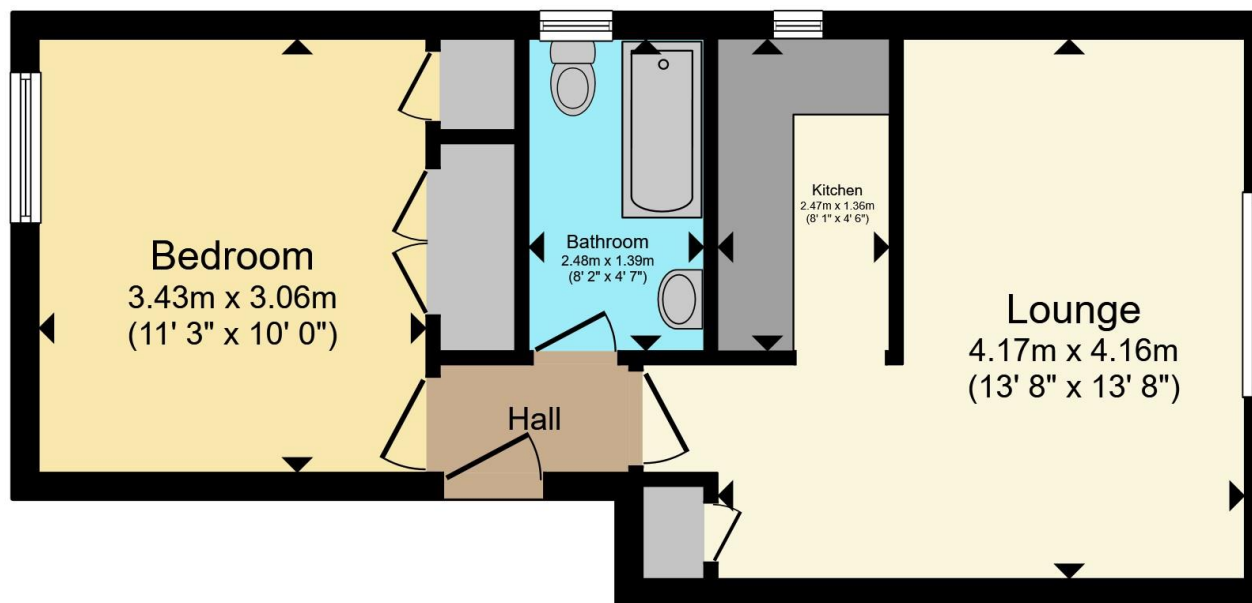
Outside

Allocated parking (Need to double check this is 100%)









Floor Plan

Total floor area 36.6 m² (394 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

Connells

To view this property please contact Connells on

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1 Regent Street Kingswood
 BRISTOL BS15 8JX

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311344

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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