Blue Sky
SALES • LETTINGS • MANAGEMENT

4a West Street, St. Philips, Bristol, BS2 0BH

£140,000



FIRST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.5 sq.m.) approx.
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Like what you see?

Get in touch to arrange a viewing;

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



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Council Tax Band: A | Property Tenure: Leasehold

Cash Buy To Let Buyers Only - Located in the heart of St. Philips, Bristol, this charming first floor flat on West Street offers a delightful living space perfect for individuals or couples seeking a modern home. The property has been recently decorated throughout, ensuring a fresh and inviting atmosphere for its new occupants. The flat features a spacious double bedroom, providing a comfortable retreat at the end of the day. The open-plan kitchen and lounge area is a standout feature, designed for both relaxation and entertaining. With integrated appliances, the kitchen is not only stylish but also practical, making it easy to prepare meals while enjoying the company of friends or family. One of the significant advantages of this property is that it is vacant and comes with no onward chain, allowing for a smooth and hassle-free purchase process. Additionally, the flat boasts a brand new lease of 150 years from the next ownership, with no ground rent, making it an attractive option for those looking for long-term security. This property is ideal for anyone wanting to enjoy the vibrant lifestyle that Bristol has to offer, with its array of shops, restaurants, and cultural attractions just a stone's throw away. Whether you are a first-time buyer or looking to downsize, this flat presents a wonderful opportunity to own a piece of modern living in a sought-after location. Don't miss the chance to make this lovely flat your new home.





Communal Entrance
Door into communal entrance, telecom entry phone system, stairs up to 1st floor flat, windows in communal entrance, post box,

Hallway
5'07" x 6'04" (1.70m x 1.93m)
Door into flat hallway, telecom entry phone system, ceiling light, fuse box,

Bedroom
13'07" nt 12'04" x 9'00" nt 5'09" (4.14m nt 3.76m x 2.74m nt 1.75m)
Sash window to front, radiator, ceiling light,

Bathroom
5'07" x 7'04" (1.70m x 2.24m)
Bath with shower above, wash hand basin, W.C, partly tiled walls, radiator, ceiling spot lights, extractor fan,

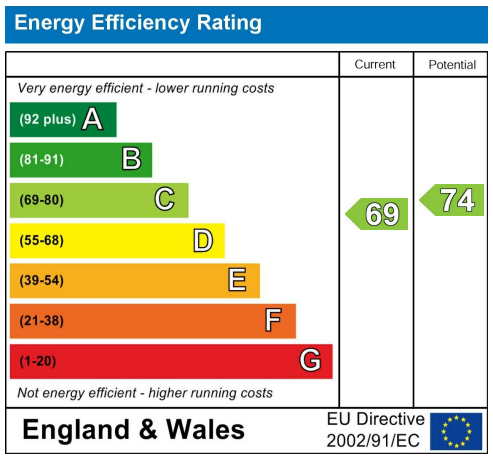
Kitchen/Lounge
22'04" x 11'00" nt 9'09" (6.81m x 3.35m nt 2.97m)
3x sash windows, kitchen consists of stainless steel sink with drainer and mixer taps, matching wall and base units with worktops over, following appliances are built in; fridge/freezer, washing machine, electric oven with gas hob & extractor hood above, gas combi boiler, partly tiled splashbacks, ceiling light, two radiators,

Agents Note
The vendor has advised the property is leasehold and a brand new lease of 150 years will be created from the next ownership, there is no ground rent charge and the service charge is 1,538.20 per annum

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









The Property Ombudsman

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