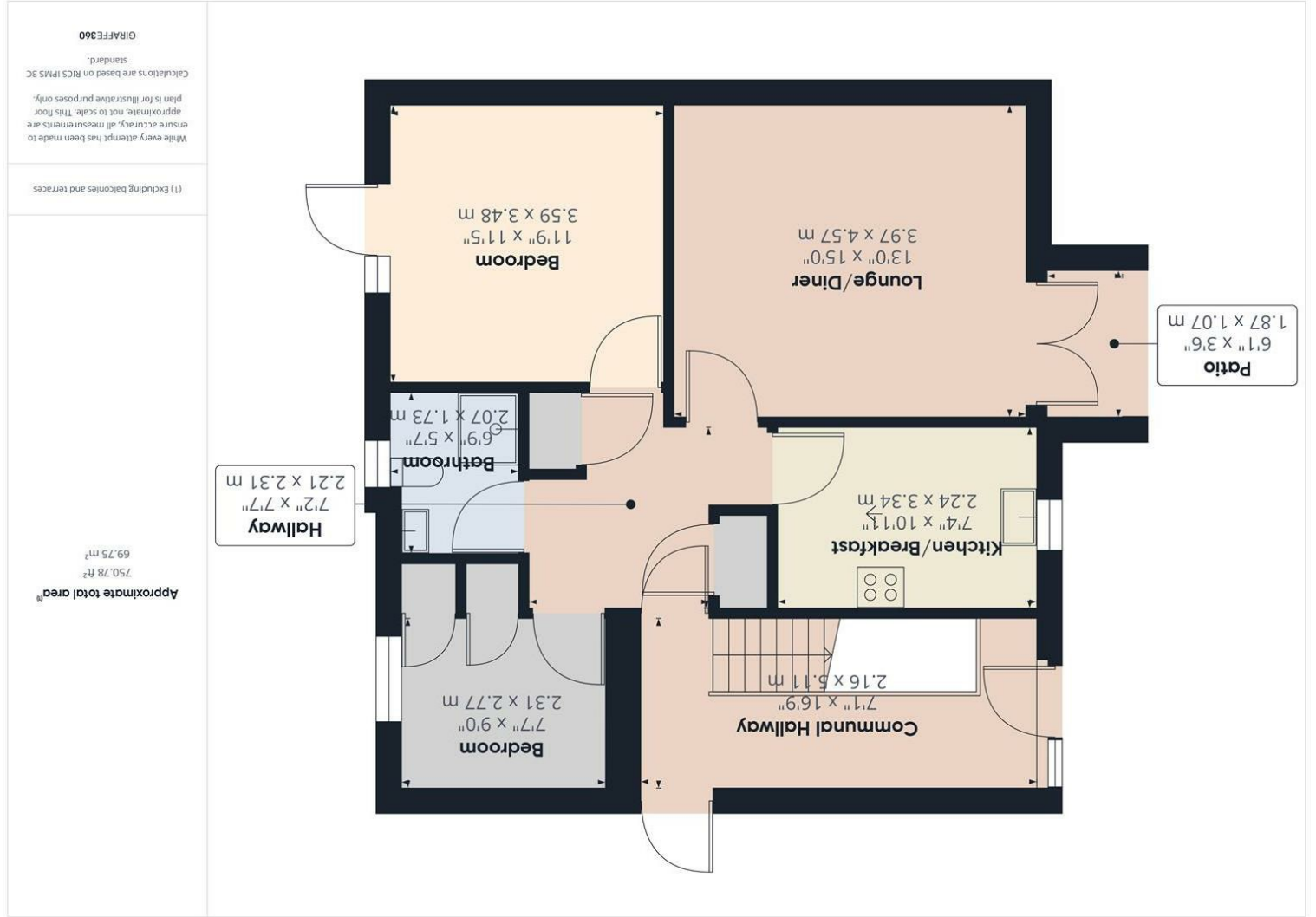


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Hallway 7'2" x 7'6" (2.2 x 2.31)
Lounge/Diner 13'0" x 14'11" (3.97 x 4.57)
Kitchen/Breakfast Room 7'4" x 10'11" (2.24 x 3.34)
Bedroom 1 11'9" x 11'5" (3.59 x 3.48)
Bedroom 2 7'6" x 9'1" (2.31 x 2.77)
Bathroom 6'9" x 5'8" (2.07 x 1.73)
Lease - 999 years from 1 January 2005
Annual management charge - £1735.92 per annum



- Ground floor apartment
- Deceptively spacious accommodation
- Lounge/Diner
- Two bedrooms
- Patio doors opening onto small veranda
- Double glazing
- Gas central heating
- Allocated parking
- No chain

7 Old Smiths Yard High Street, Hanham, Bristol, BS15 3SR
£250,000 Leasehold

PROPERTY TYPE Flat
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING C
COUNCIL TAX BAND B



Beautifully presented and maintained ground floor apartment offering deceptively spacious, larger than average accommodation.

Entrance hallway, lounge/diner, kitchen/breakfast room, two bedrooms and a modern bathroom. A feature particularly worthy of note is the double patio doors opening onto a small veranda area for seating and direct access to rear communal gardens. The property also benefits from allocated parking, gas central heating and double glazing.

Offered for sale with no onward chain.



the location

Conveniently located just off Hanham high street, with its range of shops, bars and restaurants. The doctors surgery is a short walk away, there is a frequent local bus service, almost at the end of the development. The Avon ring road and the retail parks of Longwell Green are within easy striking distance. Bristol 3.5 miles Bath 8.3 miles.

*Offered for sale with
no onward chain!*

just a thought...

If you hadn't considered an apartment before, this could be the one to change your mind! Feeling more like house proportions, with a pleasant outside seating area to front, and access to lovely communal gardens to rear. This is a rare find in this location!