

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, 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.

Entry  
 Hallway  
 Living Room  
 16'9" x 11'3" (5.13m x 3.44m)  
 Kitchen  
 11'1" x 7'5" (3.39m x 2.28m)  
 Bedroom  
 13'6" x 11'0" (4.12m x 3.37m)  
 Bedroom  
 11'4" x 6'3" (3.47m x 1.92m)  
 Bathroom  
 11'2" x 5'1" (3.42m x 1.56m)  
 Lease 962 years remaining  
 Service Charge £60 a month



- First floor apartment with its own private entrance
- Lounge/diner
- Modern kitchen
- Two bedrooms
- Electric heating
- uPVC double glazing
- Communal gardens

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

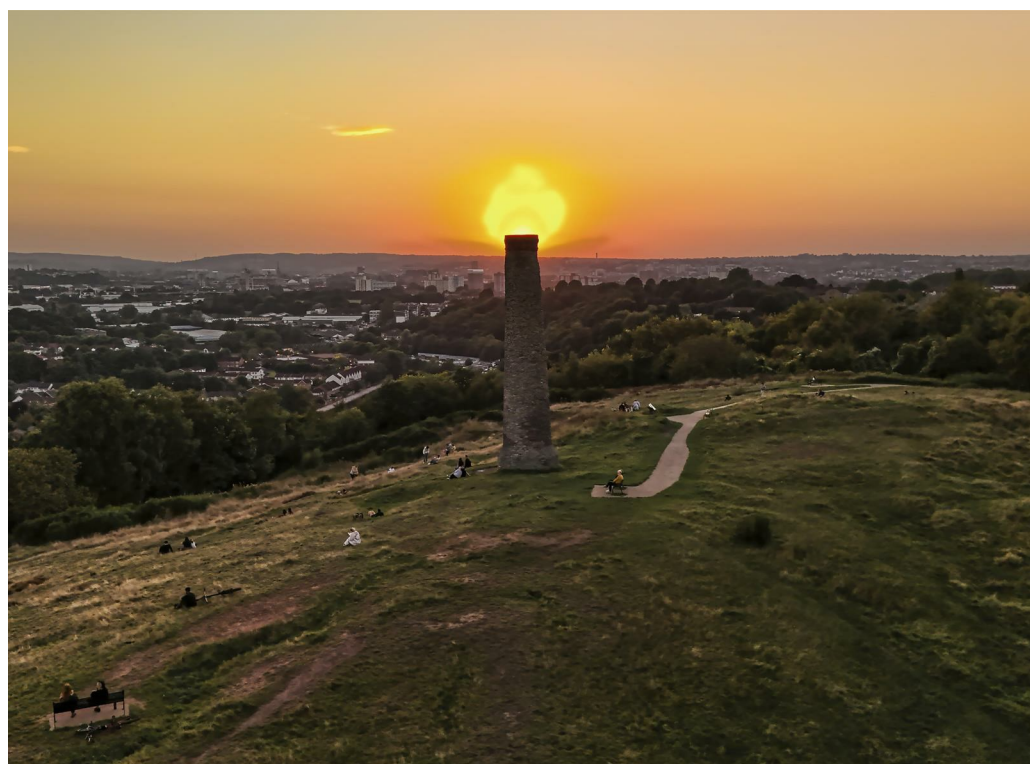


Well proportioned first floor apartment, with pleasant, commanding green views and benefiting from its own private ground floor entrance.



Good size lounge/diner, modern kitchen and bathroom, two bedrooms, allocated parking space, electric heating, uPVC double glazing (Vendor advises this is only 18 months old), communal gardens and loft storage.

Offered for sale with no onward chain!



### the location

Set towards the top of a pleasant cul de sac, this home offers green aspect, yet being within easy striking distance of the hustle and bustle of Church Road and nearby St George park. Bristol 2.1 miles  
Bath 10.3 miles

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### just a thought...

If you hadn't considered a modern apartment before, this could be the one! Great location, decent proportions and with the all important allocated parking space.