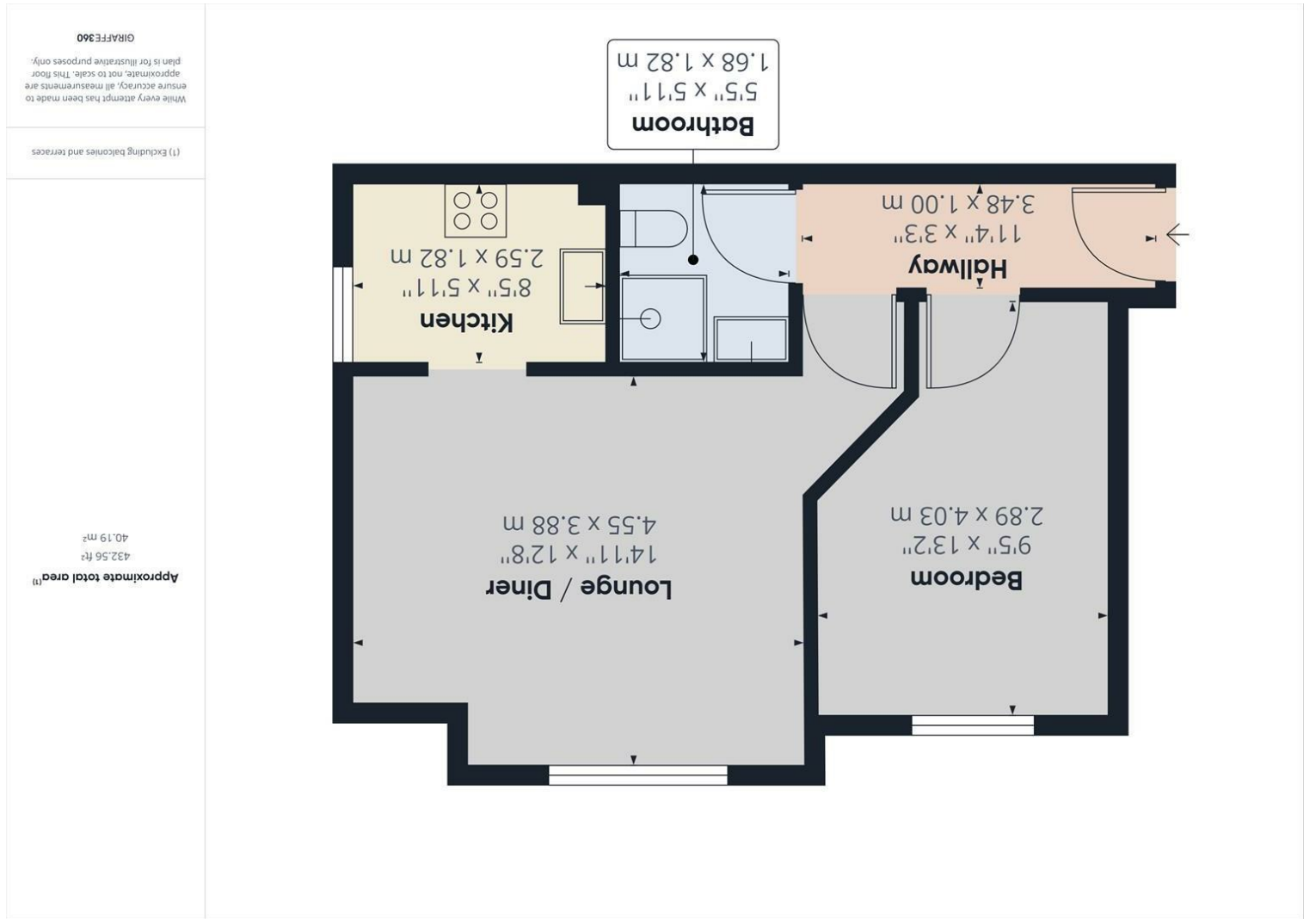


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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.



Communal Hallway

Hallway 11'5" x 3'3" (3.48m x 1.00m)

Lounge/Diner 14'11" x 12'8" (4.55m x 3.88m)

Kitchen 8'5" x 5'11" (2.59m x 1.82m)

Bedroom 13'2" x 9'5" (4.03m x 2.89m)

Shower Room 5'11" x 5'6" (1.82m x 1.68m)

Lease 999 years from 25 March 1989

Management charges - £1319.60 per annum

Ground Rent - there is no ground rent payable



- Popular location with easy access to the city centre
- Communal hallway
- Entrance hallway
- Lounge/diner
- Modern Kitchen
- Modern shower room
- Double bedroom
- Gas central heating
- Allocated parking
- No chain

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



Ground floor flat situated in this convenient location offering easy access to the city centre. With accommodation comprising entrance hallway, lounge/diner, modern kitchen and shower room plus a double bedroom. Further benefits include gas central heating, allocated parking and communal grounds.

Offered for sale with no onward chain!



### the location

Conveniently placed between St George and Hanham, in a pleasant cul de sac, a short walk from Troopers Hill nature reserve and Conham river park. The cafes and bars of Church Road are a short distance away, as is Hanham high street. The more comprehensive facilities of Bristol city centre are readily accessible. Bristol 2.4 miles Bath 9.5 miles

*Offered for sale  
with no onward  
chain!*



### just a thought...

If you hadn't considered St George before, think again, surprisingly close to Bristol city centre, yet with an amazing amount of green space and range of local amenities, this is an excellent first buy or investment.