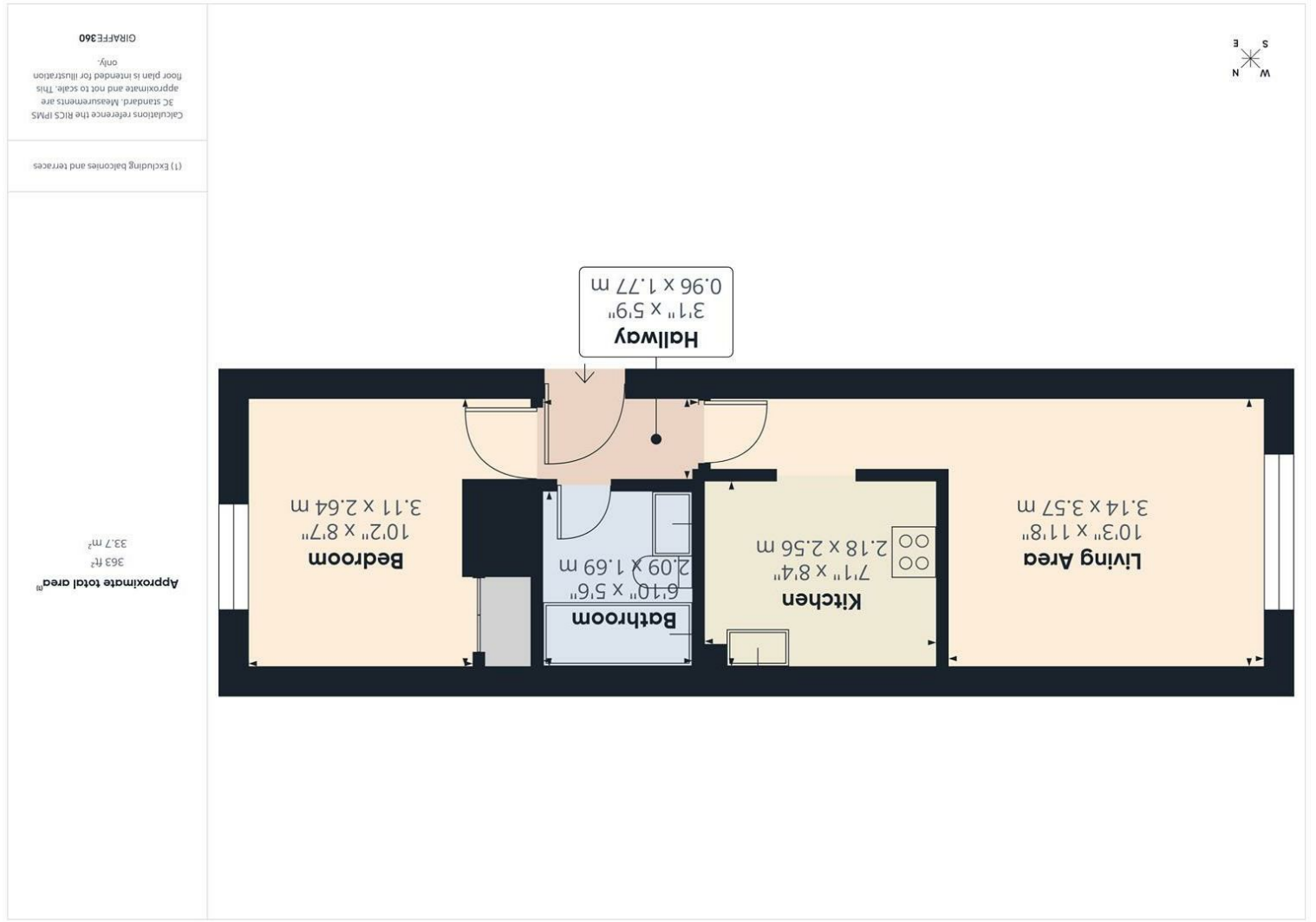


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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** 11'8" x 10'3" (3.57m x 3.14m)

**Living Area** 8'4" x 7'1" (2.56m x 2.18m)

**Kitchen** 10'2" x 8'7" (3.11m x 2.64m)

**Bedroom** 6'10" x 5'6" (2.09m x 1.69m)

**Bathroom** 3.14 x 3.57 m

Lease 99 years from 1st January 1980

Annual Management Charge - £1418.20

Annual Ground Rent - £0



- Well-presented ground floor apartment
- Situated in a popular residential location
- Double bedroom
- Fitted kitchen
- Bathroom
- Communal parking
- Communal garden
- Ideal for first-time buyers or investors

37 Collett Close, Hanham, Bristol, BS15 3HZ  
**£160,000** Leasehold

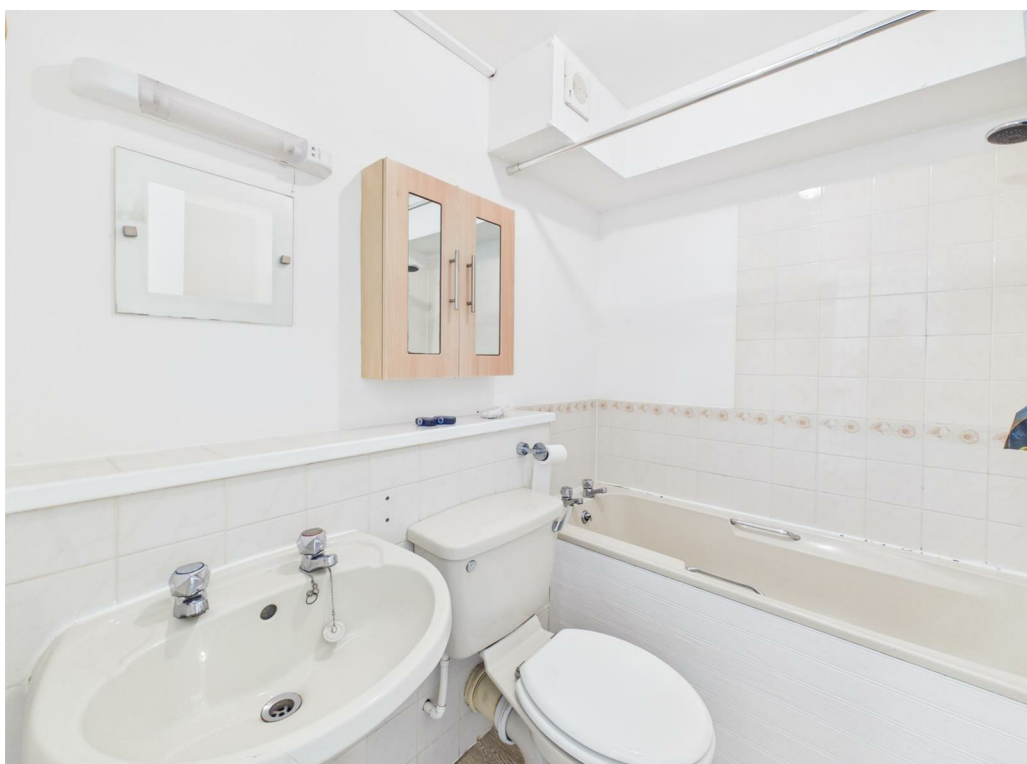
PROPERTY TYPE Flat  
BEDROOMS 1  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING C  
COUNCIL TAX BAND B



A well presented one bedroom ground floor apartment in a popular location with green wooded walks.

Entrance hallway, lounge area, double bedroom kitchen and bathroom.

Communal garden and communal parking.



### the location

Set a short distance from Hanham high street, Vicarage Road playing fields are at the end of the road leading into wooded walks linking into Conham river park along the River Avon. There are local shops at nearby Memorial Road, and the more comprehensive facilities of the retail park at Longwell Green are a short drive. The ring road and the Bristol to Bath cycle track are readily accessible. Bristol 3.5 miles Bath 9.6 miles



*Offered for sale with no onward chain!*

just a thought...

An ideal way to live in a great area at a competitive price point.