Blue Sky
SALES • LETTINGS • MANAGEMENT

# 1 Willsbridge House Willsbridge Hill, Willsbridge, Bristol, BS30 6EX

## Offers In Excess Of £110,000



GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.




TOTAL FLOOR AREA : 464 sq.ft. (43.1 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.



0 1 1 E

Council Tax Band: A | Property Tenure: Leasehold

DELIGHTFUL GRADE II LISTED STUDIO APARTMENT IN WILLSBRIDGE HOUSE ON WILLSBRIDGE HILL - UNIQUE BLEND OF CHARACTER & MODERN LIVING!! The property boasts a spacious ground floor layout, providing ample room for both relaxation and entertaining. With a spacious open plan bedroom / lounge / kitchen space and a stylish 3 piece bathroom suite, everything is neatly placed for your ease of daily life and is perfect for individuals or couples seeking a comfortable home. One of the standout features of this property is its rich historical charm, evident in the character features that adorn the space. The apartment is offered with no onward chain, making it an ideal choice for those looking to move in without delay. Additionally, the property includes an allocated parking space, ensuring convenience for residents. Surrounded by beautifully maintained communal grounds, this studio apartment not only provides a peaceful retreat but also a sense of community. The location on Willsbridge Hill offers easy access to local amenities and transport links, making it a practical choice for modern living. This property is a rare find, combining historical significance with contemporary comforts, and is sure to appeal to those who appreciate the finer details of a home. Whether you are a first-time buyer, investor or looking to downsize, this studio apartment presents an excellent opportunity to own a piece of Bristol's heritage.





## Communal Entrance & Grounds
Access to the ground floor flat via the communal entrance, telecom entry phone system, post boxes, the communal grounds are accessed to the front of the building,

## Hallway
**3'08" x 7'04" (1.12m x 2.24m)**
Door into hallway, telecom entry phone system,

## Bedroom / Lounge
**16'06" x 22'05" narrows to 18'04" (5.03m x 6.83m narrows to 5.59m)**
2x sash style bay windows, picture rail, panelling, storage cupboard housing hot water tank,

## Kitchen
**9'08" x 9'04" (2.95m x 2.84m)**
Opening from the bedroom/lounge into the kitchen area, the kitchen consists of matching wall and base units with worktop over, stainless steel sink with mixer taps & drainer, partly tiled splashbacks, wood effect flooring, storage heater, space for the following appliances:- fridge/freezer and washing machine,

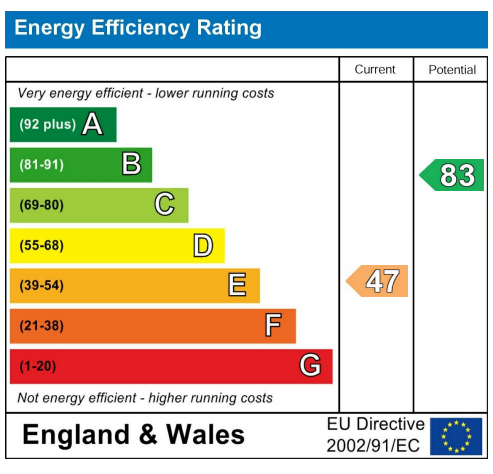
## Bathroom
**5'01" x 7'05" (1.55m x 2.26m)**
The bathroom consists of bath with shower above, vanity wash hand basin, W.C, tiled flooring, heated towel rail, extractor fan, wall mounted mirror, shelving,

## Parking
1x allocated parking space in top car park,

## Agents Note
The vendor has advised that the property is leasehold with 983 years remaining. There is an annual service charge of £2,758 per annum, this includes the building insurance and there is no ground rent charge. Please note all of this information needs to be verified by a solicitor.











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