Connells

Bull Lane
Bristol

Bull Lane
Bristol BS5 8AB

for sale offers in excess of
£190,000

Property Description

Situated on the St. George and Crews Hole border within close proximity to Conham River Park and Troopers Hill nature reserve is this immaculately presented top floor apartment. An internal viewing is essential to fully appreciate this unique, quirky accomodation that is on offer. Having the added benefit of parking. NO ONWARD CHAIN.

Communal Entrance

Communal front door with stairs rising to the first floor.

Entrance

Front door leading into the entrance hallway.

Hallway

hallway has wall-mountedcurcuit breaker and electric meter, laminate flooring, phone for intercom system and doors off into principal rooms.

Open Plan Living Area

18' max x 17' 7" max (5.49m max x 5.36m max)

Three velux windows and feature windows, door to storage cupbiard, electric radiator, range of base units with rolled-edge worktops over and tiled splashbacks, stainless steel single bowl sink unit and drainer, integrated electric oven and grill with an inset four ring electric hob and extractor hood above.

Bedroom One

15' 8" x 9' 9" (4.78m x 2.97m)

UPVC double glazed window, electric radiator, built-in double wardrobes with hanging rail and shelf above.

Bathroom

Velux window, vanity wash hand basin with tiled splashbacks, double electric shaving point, low level WC, bath with twin grip handle with mains shower and tiled surround and extractor fan.

Outside

Allocated parking for one car.

HAVE A
GOOD
DAY.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C

Council Tax Band: A

Service Charge: 175.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD310668

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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