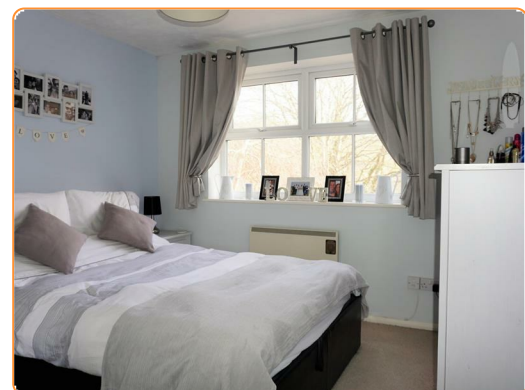




First Floor Flat, 2b Robertson Drive, St. Annes Park, Bristol, BS4 4JB

£170,000

Situated opposite the banks of the river Avon and within easy access to Temple Meads and the cafe's and Bars of Church Road is this beautifully presented and well proportioned first-floor apartment. In brief, the accommodation comprises communal entrance with a private door accessing the hallway off which can be found the lounge with its feature fireplace, kitchen complete with cooking appliances, TWO DOUBLE bedrooms and a modern bathroom. Whilst outside are well-tended grounds with allocated and visitor parking spaces. Always popular and one not to be missed, call GREENWOODS on 01179777671 to arrange your viewing.



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Accommodation Comprises

Communal Entrance

Communal entrance door having an intercom entry system, stairs rising to all floors, private door into:-

Hall

Telephone intercom, night storage heater, airing cupboard, doors accessing:-

Lounge 13'9" x 11'5" (4.2m x 3.5m)

uPVC double glazed window to the front aspect, modern electric fire with decorative surround, night storage heater, tv and telephone points.

Kitchen 6'2" x 9'10" (1.9m x 3m)

uPVC double glazed window to the rear aspect, fitted with a range of wall and base units incorporating laminated roll edge work surfaces with tiled splashbacks, inset stainless steel single drainer sink unit, built-in electric oven and hob with a extractor over, plumbing for automatic washing machine, space for fridge/freezer, tiled flooring.

Bedroom One 10'5" x 10'4" (3.2m x 3.15m)

uPVC double glazed window to the front aspect, electric heater.

Bedroom Two 9'6" x 9'2" x reducing to 6'10" (2.9m x 2.8m x reducing to 2.1m)

uPVC double glazed window to the rear aspect, electric heater.

Bathroom

Being fully tiled and fitted with a panelled bath with an electric shower over and shower screen, pedestal wash hand basin, low-level w/c, electric wall heater, extractor fan.

Outside

Well tended grounds with allocated and visitor parking spaces.

General

We are advised by the present owner that there is an annual management charge of approximately £78 per annum this includes building insurance and ground rent of £50 per annum. Original lease of 999 years.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
95-100% A			100-100% A		
85-95% B			90-100% B		
75-85% C			80-90% C		
65-75% D			70-80% D		
55-65% E			60-70% E		
45-55% F			50-60% F		
35-45% G			40-50% G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
76 78			62 64		