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INDEPENDENT ESTATE AGENTS

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4 The Old Bakery, 40 Wick Crescent, Brislington, Bristol, BS4 4HG

£155,000

A room with a view as this first-floor apartment looks straight down Sandy Park Road and across the city with the suspension bridge in the distance. Ideally located for the local cafe's bars and shops and not forgetting the No1 bus with its direct service to the city. Via the communal entrance and halls a private door access the hallway off which can be found the lounge with French doors and Juliette balcony opening, the kitchen with built-in cooking appliances, a double bedroom and a shower room. Offered with no onward chain, call GREENWOODS on 01179777671



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Accommodation Comprises

Entrance

Shared intercom controlled entrance door to lobby area having stairs up to a first-floor landing with windows, private door off to:-

Hallway

Wood effect flooring, smoke alarm, intercom handset, built-in storage cupboard, internal doors off to accommodation.

Living Area 15'1" x 13'3" (4.60m x 4.04m)

Irregular shaped room with maximum measurements. French style uPVC double glazed doors opening to a Juliet balcony and giving a view across the area to the City beyond, tv and telephone points, laminate wood flooring carried through to an offset kitchen area:-

Kitchen Area 7'1" x 5'8" (2.18m x 1.75m)

uPVC double glazed window, fitted with a range of wall, base and drawer units having complimentary roll edge worksurfaces with ceramic tiled splashbacks, stainless steel single drainer sink unit with a mixer tap, plumbing for automatic washing machine, built-in stainless steel cooking appliances to include electric oven, gas hob with an extractor hood above, wall mounted gas combination boiler.

Bedroom 11'3" x 9'10" (3.43m x 3.02m)

Partly reduced height, uPVC double glazed window, radiator, tv and telephone points.

Shower Room 5'1" x 4'3" plus cubicle (1.57m x 1.30m plus cubicle)

Built-in tiled shower cubicle having a stainless steel shower unit, white suite comprising, low-level w/c with a concealed cistern, wall mounted inset wash hand basin, ceramic tiled splashbacks, heated towel rail, extractor.

Outside

There is a small shared area laid to stone chippings which have been provided as a clothes drying area, bin and bike store access via a high wooden gate from Wick Crescent.

General

We are informed by the present owners that there is a management charge of approximately £73.44 per month, in addition, there is a long lease of 999 years from 2005.

