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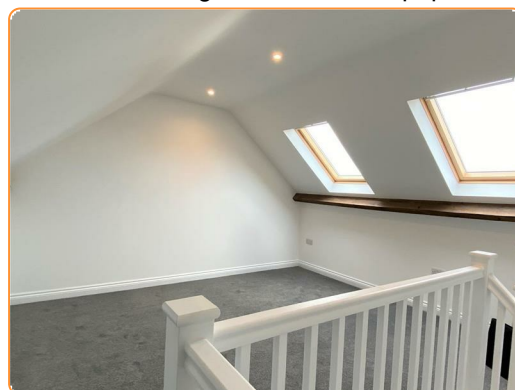
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Flat 2, 119 Newbridge Road, St Annes, Bristol, BS4 4DR

£175,000

A simply stunning, newly converted apartment occupying the first floor of this attractive period home. The property impresses from start to finish with an immaculately presented front garden area with period paved pathway and original tiled entrance porch to the communal lobby. A private entrance door then opens to the stairs leading to the landing with door to a further staircase leading to the bedroom. The lounge is light and spacious with a fantastic shaker style fitted kitchen off and having solid worktops and a range style cooker. There's also a useful additional area with plumbing for the washing machine and being suitable for use as a dressing room, utility or even study space which in-turn leads through to the beautifully fitted shower room with a large walk in shower enclosure and vanity sink unit. This fantastic starter home is guaranteed to be popular, making an early viewing an absolute must.



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Accommodation Comprises

Entrance

Open porch with period tiling, intercom and composite entrance door with inset panels.

Communal Lobby

Tessellated tiled flooring. Private entrance door to:-

Internal lobby

Stairs rising to first floor

Landing

Internal doors to accommodation, door to turned staircase with storage under to bedroom, oak engineered flooring, ceiling spotlights.

Lounge 15'1" max x 11'2" max (4.60m max x 3.41m max)

Twin uPVC double glazed window to front benefiting from a sunny South Westerly aspect, electric heater, oak engineered flooring, spotlights. Open to:-

Kitchen 12'1" x 9'5" (3.70m x 2.89m)

uPVC double glazed sash window to rear aspect, newly fitted with a range of shaker style units, quartz worktop, wood block chopping area, inset double sink, and pop up power sockets. Range style cooker with extractor over, electric heater, oak engineered flooring.

Dressing/Utility room 4'7" x 8'10" (1.42m x 2.71m)

Opaque double glazed window to side aspect, AEG A rated washing machine, electric radiator, oak engineered flooring, door to:-

Shower Room 7'4" x 4'9" (2.26m x 1.46m)

Sash double glazed window to rear aspect, large walk in cubicle with electric shower, heated towel rail, w/c and wash hand basin set into vanity unit, tiled flooring and walls.

Bedroom One 13'3" x 13'5" (4.05m x 4.11m)

Two velux windows to rear aspect with views over St Annes wood, electric radiator.

General

The property further benefits electric heating and solar panels.

We are advised by the owner that the property will benefit from a new 999 year lease.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Not energy efficient - lower energy costs		Not environmentally friendly - lower CO ₂ emissions	
(D) 45	(A) 92	(E) 100	(B) 35
(E) 35	(B) 82	(F) 135	(C) 25
(F) 25	(C) 72	(G) 170	(D) 15
(G) 15	(D) 62	(H) 205	(E) 5
(H) 5	(E) 52	(I) 240	(F) 0
(I) 0	(F) 42	(J) 275	(G) 0
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC