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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Filton Avenue*

HORFIELD



*Perfect flat for a first time buyer or investor, we have been letting out the property for many years now with no issues at all found long term tenants with ease.*

Comments by Ms Olivia Melville-Brown



**Property Specialist**  
**Ms Olivia Melville-Brown**  
Branch manager

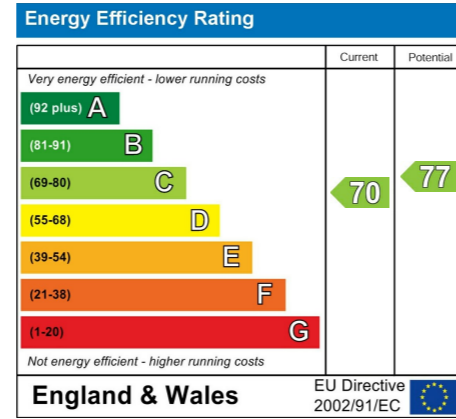
[o.melvillebrown@thepropertyoutlet.com](mailto:o.melvillebrown@thepropertyoutlet.com)



*Lovely top for flat, this flat is perfect for a investor or a first time buyer to the location.*

Comments by the Homeowner





# Filton Avenue

Horfield, Bristol, BS7 0BA

Asking Price

**£180,000**



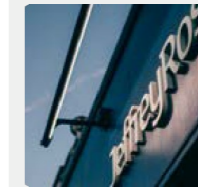
1 Bedroom(s)



1 Bathroom(s)



527.43 sq ft



Contact our  
**Property Outlet Branch**

0117 935 4565

Nestled in the sought-after area of Horfield, Bristol, this charming one-bedroom top floor flat on Filton Avenue offers a delightful living experience. Spanning an impressive 527 square feet, this flat has been thoughtfully converted to maximise space and comfort.

Upon entering, you will find a spacious double bedroom that provides a peaceful retreat, perfect for relaxation after a long day. The open-plan kitchen and living area create a welcoming atmosphere, ideal for both entertaining guests and enjoying quiet evenings at home. The modern shower room adds to the convenience of this well-appointed flat.

The property benefits from double glazing, ensuring a warm and quiet environment throughout the year, while electric heating provides efficient warmth during the cooler months. The flat is situated in a popular location, making it an excellent choice for those seeking a vibrant community with easy access to local amenities.

Additionally, the property includes parking, a valuable feature in this bustling area. Whether you are a first-time buyer or looking to invest, this flat presents a wonderful opportunity to own a piece of Bristol's thriving real estate market. Don't miss the chance to make this lovely flat your new home.



## Entrance

Kitchen/Living Area 19'11" x 18'10" (6.094 x 5.746)

Bathroom 4'9" x 8'0" (1.455 x 2.445)

Bedroom 6'3" x 18'7" (1.928 x 5.666)

## Parking

1 allocated parking space to the rear of the property

## Tenure

We have been advised by our client the property is a leasehold, this is to be confirmed by your legal advisor.

## Council Tax

Bristol City Council - Band A

## Lease details

999 Years from 2012  
985 remaining.

## Charges

Service Charge - £35 per annum  
Ground Rent - £150 per annum



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