



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL

*Fillon Avenue*

HORFIELD



*We have had the flat for many years have always had great tenants that have looked after the flat, it would be ideal for a first time buyer of investor.*

Comments by Ms Olivia Melville-Brown



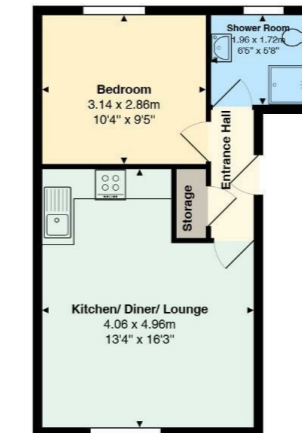
**Property Specialist**  
**Ms Olivia Melville-Brown**  
Branch manager  
[o.melvillebrown@thepropertyoutlet.com](mailto:o.melvillebrown@thepropertyoutlet.com)

*The flat would suit a first time buyer or investor, a real must see.*

Comments by the Homeowner



Filton Avenue, Horfield, Bristol, BS7 0BA



All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



# Filton Avenue

Horfield, Bristol, BS7 0BA

Asking Price

**£200,000**



1 Bedroom(s)



1 Bathroom(s)



376.73 sq ft

Open Plan Kitchen/Living Area 16'3" x 13'3" (4.957 x 4.058)

Bathroom 5'11" x 6'5" (1.810 x 1.973)

Bedroom 10'2" x 9'4" (3.124 x 2.852)

Storage

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

Parking

1 allocated parking space to the rear of the property

Charges

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

Lease Details

999 Years from 2012  
985 remaining.



Contact our

**Property Outlet Branch**

0117 935 4565

Nestled on Filton Avenue in the vibrant area of Horfield, Bristol, this charming one-bedroom flat offers a delightful living experience. Situated on the first floor, the property boasts a modern design that is both stylish and functional, making it an ideal choice for individuals or couples seeking a comfortable home.

Upon entering, you will find an open plan fitted kitchen and living area, which creates a spacious and inviting atmosphere. This layout is perfect for entertaining guests or simply enjoying a quiet evening at home. The double bedroom provides a peaceful retreat, while the well-appointed bathroom adds to the convenience of this lovely flat.

The property benefits from electric heating and double glazing, ensuring warmth and energy efficiency throughout the year. Additionally, off-road parking is available, a valuable asset in this popular location. For those in need of extra storage, communal outside storage is also provided.

With its modern amenities and prime location, this flat is well-connected to local shops, parks, and public transport, making it an excellent choice for anyone looking to enjoy the best of Bristol living. Don't miss the opportunity to make this delightful flat your new home.





CARDIFF VALE CAERPHILLY BRISTOL

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)