Proud to be
Independent &
Family Run

JeffreyRoss
& THE PROPERTY OUTLET

EDEN GROVE

ENTRANCE

BEDROOM TWO
2.37 x 2.26 (7'9" x 7'4")

BEDROOM ONE
3.09 x 2.68 (10'1" x 8'9")

BATH/SHOWER ROOM & W/C
2.38 x 1.88 (7'9" x 6'2")

LOUNGE
3.69 x 3.71 (12'1" x 12'2")

KITCHEN
3.33 x 1.66 (10'11" x 5'5")

OUTSIDE AREA

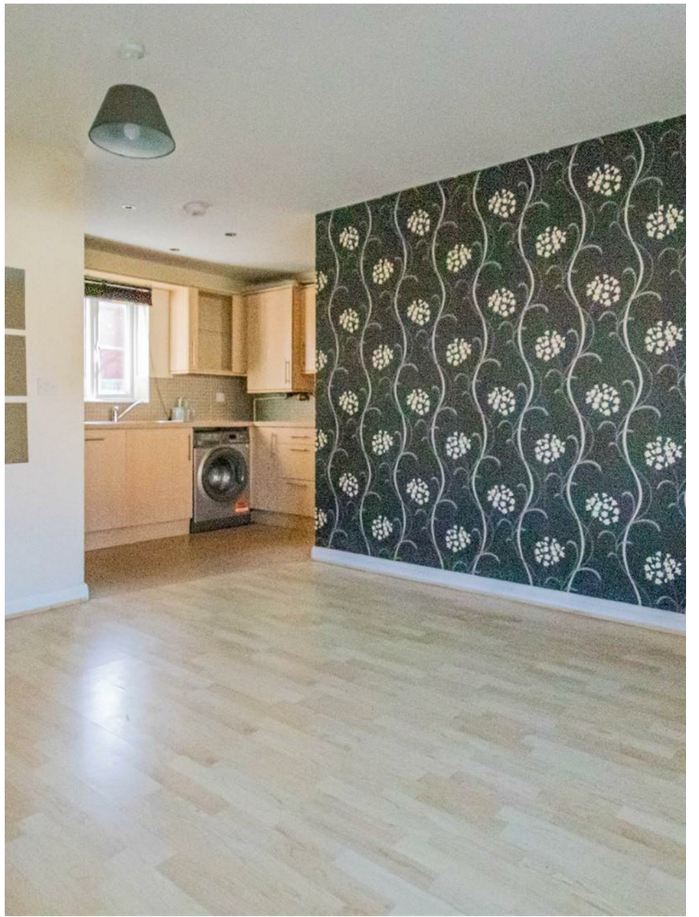
TENURE
We are informed by our client that the proeprty is Leasehold, this is to be confirmed by your legal advisor.

LEASE
999 year lease form January 2003 approx 976 years remaining

GROUND RENT
£292.74 per annum

SERVICE CHARGES
£891.91 per annum

COUNCIL TAX
Band - B



EDEN GROVE

, BS7 0PW - £210,000 LEASEHOLD

2 Bedroom(s) 1 Bathroom(s) 570.48 sq ft

Welcome to this charming ground floor flat located in the sought-after area of Eden Grove, Bristol. This delightful property features two well-proportioned bedrooms, making it an ideal choice for and investment property or couples, small families, and individuals seeking a comfortable living space.

The property has an open-plan kitchen area, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The layout is designed to maximise space and light, ensuring a pleasant environment throughout the day.

The flat also boasts a modern bathroom, providing all the necessary amenities for your daily routines. Additionally, you will appreciate the convenience of off-road parking, a valuable asset in this popular location.

Step outside to discover a small outdoor space, perfect for enjoying a morning coffee or unwinding after a long day. The property is situated in a vibrant neighbourhood, offering easy access to local shops, cafes, and parks, making it an excellent choice for those who appreciate community living.

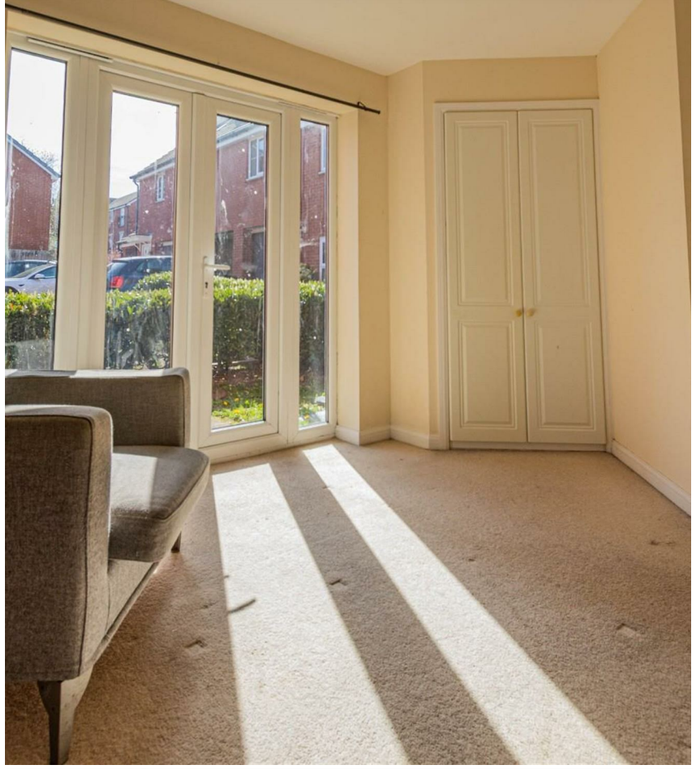
This flat presents a wonderful opportunity to enjoy comfortable living in a desirable part of Bristol. Do not miss your chance to make this lovely property your new home or to add to your rental portfolio. Average rental per month is £1300.

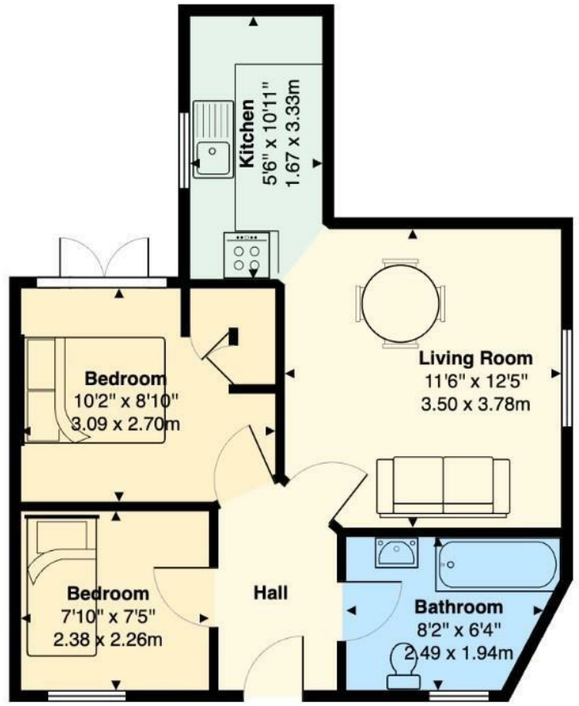
COUNCIL TAX BAND - B

- 570.48 SQ FT
- Ground floor flat
- Off road parking
- Investment oppurtinity
- Great for first time buyers
- Open plan kitchen/living
- Small outside space

PROPERTY SPECIALIST

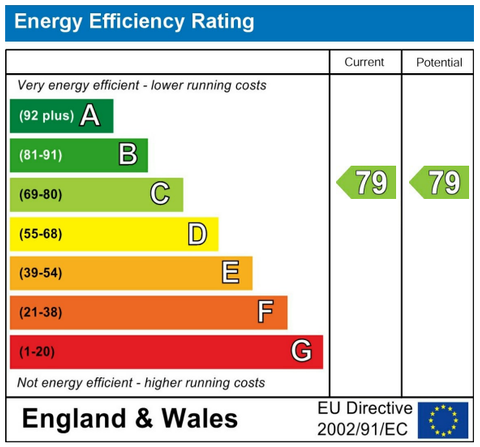
Ms Ashton Jones
a.jones@thepropertyoutlet.com
Branch manager





Eden Grove, Horfield, Bristol, BS7 0PW

All measurements are approximate and for display purposes only



Eden Grove, Bristol