Proud to be
Independent *&*
Family Run

JeffreyRoss
& THE PROPERTY OUTLET

FILTON GROVE

HORFIELD

ENTRANCE HALL

OPEN PLAN KITCHEN/LIVING SPACE
5.66 x 3.60 (18'6" x 11'9")

BEDROOM ONE
3.71 x 3.60 (12'2" x 11'9")

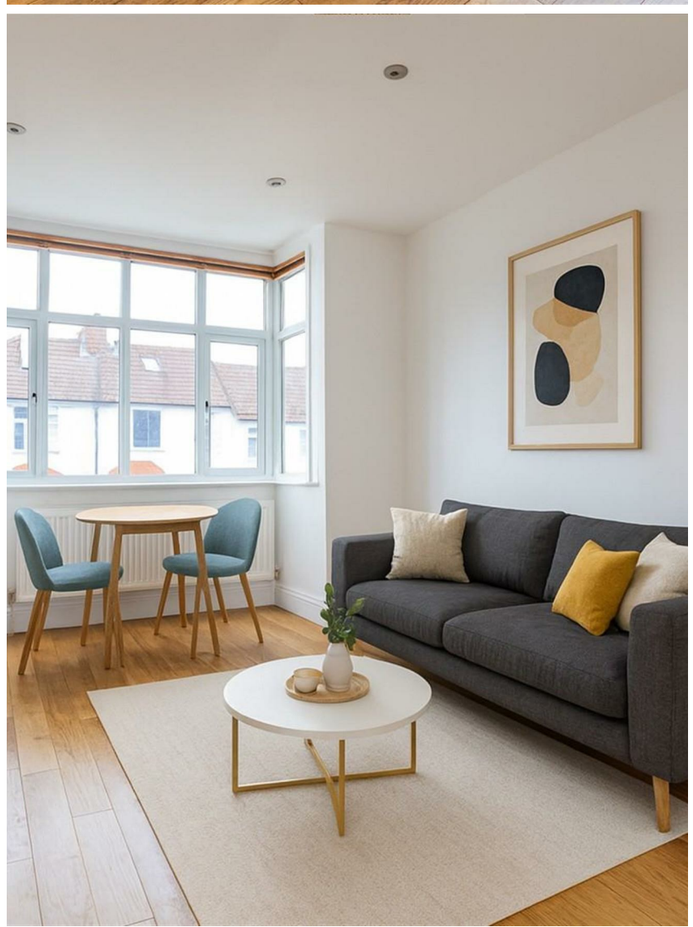
BEDROOM TWO
2.58 x 1.95 (8'5" x 6'4")

BATH/SHOWER ROOM & W/C
1.83 x 1.78 (6'0" x 5'10")

TENURE
We are advised by our client that the apartment has a share of the freehold, this is to be confirmed by your legal advisor.

ADDITIONAL INFORMATION
The property was previously rented for £1,350 pcm / £16,200 PA / 7.04% yield.
Building insurance is split 50/50 and is £150 this year.
Lease details - approx. 980 years remaining

COUNCIL TAX
Band - A



FILTON GROVE

HORFIELD, BS7 0AL - £230,000 SHARE OF FREEHOLD

2 Bedroom(s) | 1 Bathroom(s) | 473.61 sq ft

Nestled in the charming Filton Grove area of Bristol, this delightful top floor flat sold with no onward chain, presents an excellent opportunity for first-time buyers and savvy investors alike. With two bedrooms, this property offers space for comfortable living. The flat features a open plan kitchen/reception room, perfect for relaxation or entertaining guests. Recently refreshed with a modern decor, the interior exudes a welcoming atmosphere, making it easy to envision yourself settling in. The layout is both practical and inviting, ensuring that every corner of the flat is utilised effectively. The location is particularly appealing, providing easy access to local amenities and transport links, which enhances the convenience of daily life. Whether you are looking to enjoy the vibrant community or seeking a sound investment, this property is ideally situated to meet your needs.

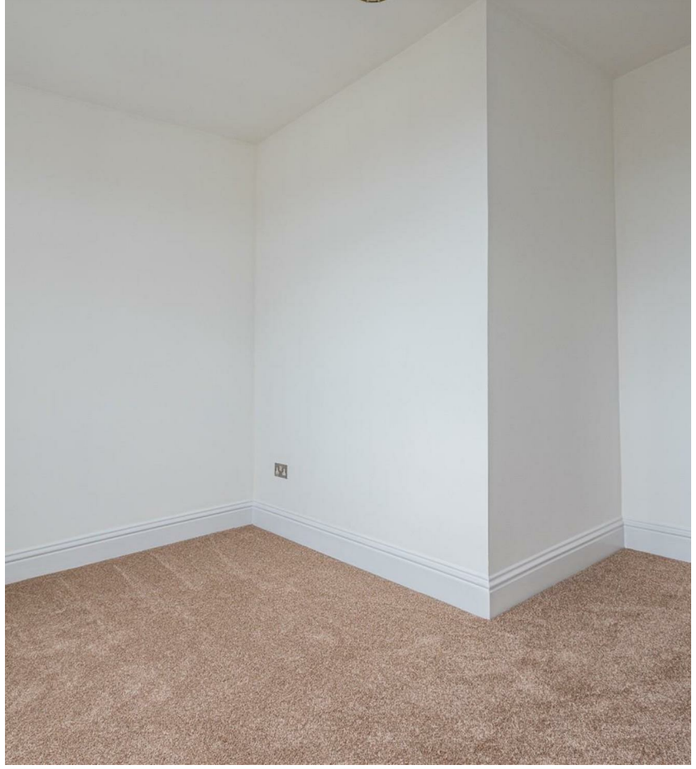
The property has the added benefit of no monthly ground rental or maintenance charges, This would be shared 50/50 with the ground floor flat as and when required. In summary, this two-bedroom flat in Filton Grove is a fantastic find, combining a fresh aesthetic with a prime location. It is a perfect choice for those embarking on their property journey or looking to expand their investment portfolio. Do not miss the chance to make this lovely flat your new home.

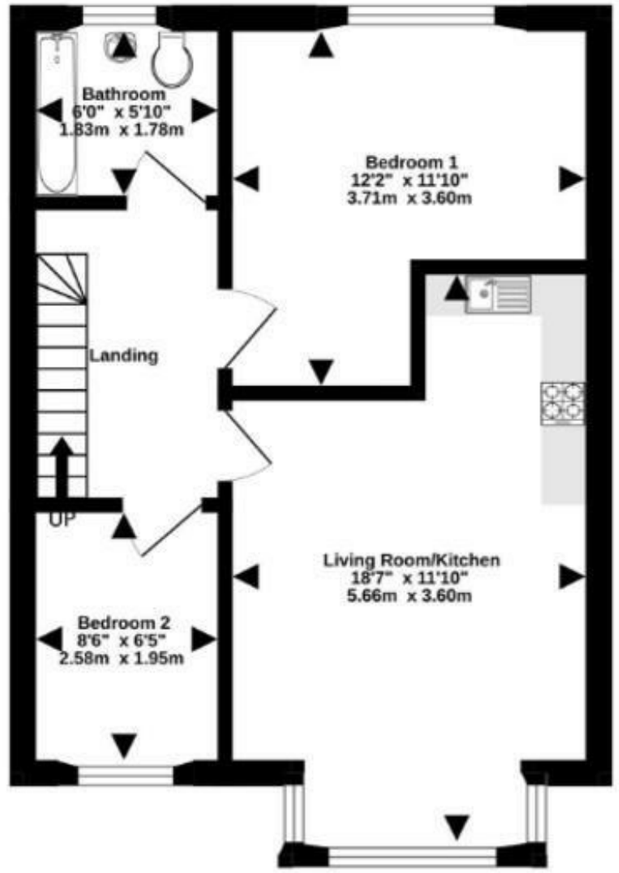
COUNCIL TAX BAND - A

- 473.61 SQFT
- No Chain
- Split 50/50 with downstairs
- 7.04% Yield
- First Floor Flat
- Gas Central Heating
- Re-decorated
- Close To The City Centre
- Double Glazing
- Front Garden

PROPERTY SPECIALIST

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





FILTON GROVE, HORFIELD, BRISTOL

TOTAL FLOOR AREA : 473sq.ft. (43.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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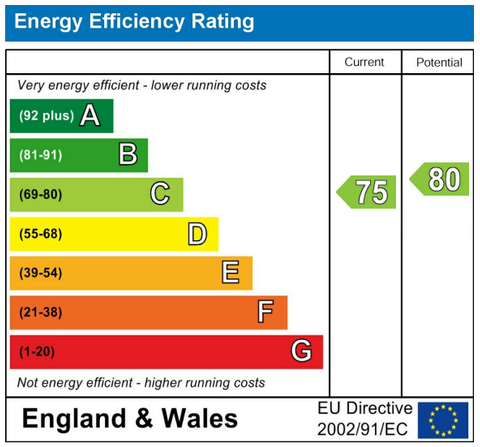
Filton Grove, Horfield, Bristol