Gino's Estate Agents

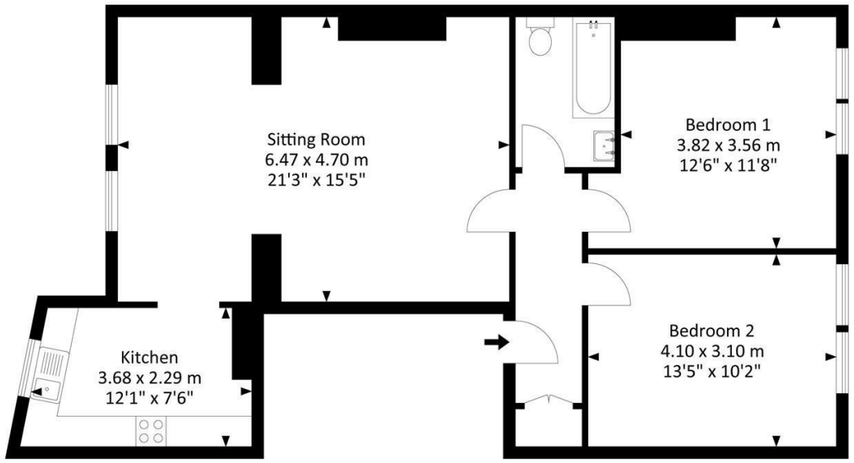
Second Floor Flat 21 Regent Street, Clifton, BS8 4HW

Asking price £325,000

NO ONWARD CHAIN. A lovely two DOUBLE BEDROOM, second floor apartment, occupying this excellent position in one of the most premium roads in Clifton Village, which we feel would make a perfect first-time buyer or even Investor purchase with a great monthly return. This lovely property boasts a modern feel throughout with the benefit of of a recent redecoration and really is great for enjoying the benefits of living in Clifton with its range of independent shops, boutiques, restaurants and bars. With the added benefit of a 999 year lease, the layout comprises: 2 Bedrooms, Lounge/Dining Room, Kitchen & Family Bathroom. EPC rating - C.

Regent Street, Clifton,
Bristol BS8 4HW

Approx. Gross Internal Area
824.8 Sq.Ft - 76.6 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Tenure: Leasehold
Floor area: 824.80 sq ft
Tax Band: C
Local Authority: Bristol City Council

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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rightmove
The Property Ombudsman

Ground Floor Communal Entrance

Second Floor Door to Flat

Entrance Hall

Doors to the Cupboard with room for washing machine, Lounge/Dining Room, the 2 Bedrooms and Family Bathroom.

Lounge/Dining Room

21'2" x 15'5" (6.47 x 4.70)

An incredibly spacious, high ceiling room with two large UPVC double glazed windows to back. Feature fireplace. 2 Radiators and entrance to Kitchen.

Kitchen

12'0" x 7'6" (3.68 x 2.29)

Fitted with a contemporary range of wall and base units with wood effect work surfaces over. Inset stainless steel sink and drainer with tiled splash backs and mixer tap. Electric oven, hob and extractor over. Under worktop separate fridge and freezer. UPVC double glazed window to back. Vinyl floor and radiator. Gas combi bolier.

Bedroom 1

12'6" x 11'8" (3.82 x 3.56)

Two large sash cord windows to front. Radiator.

Bedroom 2

13'5" x 10'2" (4.10 x 3.10)

Two large sash cord windows to front. Radiator.

Bathroom

Tiled and fitted with a white suite comprising; Panelled bath with glass screen and thermostatically controlled shower over. Low level close coupled wc and pedestal wash hand basin. Radiator.

Leasehold Information and Management Charges

The property has a brand new lease with a remainder of 999 years. We understand the management charge per annum is £600 and covers all communal areas, lighting and building insurance.

Disclaimer

The seller of this property is a relation of an employee of Gino's Estate Agents.