



36 Arnos Street, Bristol, BS4 3BS

£280,000



A charming Maisonette forming part of a Victorian Terrace property located on the popular Arnos Street in Upper Totterdown. It is only around the corner from the beautiful Arnos Vale Cemetery and the independent amenities of the Wells Road are also a short walkable distance away, along with Broadwalk Shopping Centre, Perrett's Park and the bus stops which take you directly to and from Bristol City Centre & Temple Meads.

The accommodation is accessed via its own private entrance and comprises a light and airy entrance hall, a bay fronted sitting room and a fitted kitchen. The kitchen has plenty of cupboard space for storage and a range cooker. Upstairs, there are two double bedrooms one with fantastic views over the city, and a shower room.

The property is offered with gas central heating, double glazing and it would make a fantastic first time purchase. Demand for properties in this location is always high so call now to book your appointment!

**SITTING ROOM** 13'05 bay x 12'00 max (4.09m bay x 3.66m max)

**KITCHEN** 9'08 max 9'08 (2.95m max 2.95m )

**BEDROOM ONE** 11'02 x 9'10 max (3.40m x 3.00m max)

**BEDROOM TWO** 10'02 x 9'10 max (3.10m x 3.00m max)

**BATHROOM** 7'02 x 4'11 (2.18m x 1.50m)

#### TENURE - LEASEHOLD

Lease Start Date 01/01/2007

Lease End Date 01/01/2006

Lease Term BETA 999 years from 1 January 2007

Lease Term Remaining 983 years

There is no maintenance or service charge.

**COUNCIL TAX - A**



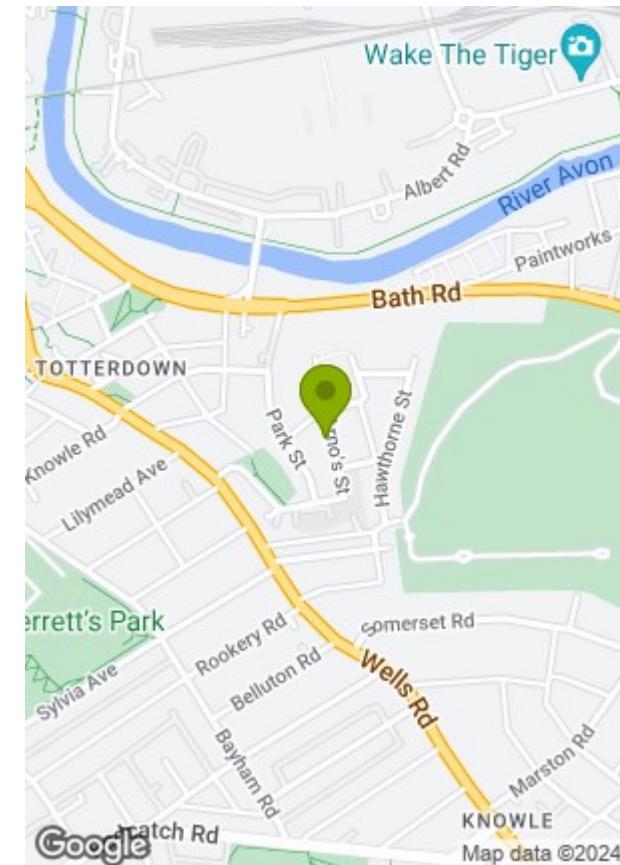




Approx Gross Internal Floor Area: 62 sq. m / 667.3 sq. ft



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			