



1 Water Lane, Bristol , BS4 5AW

£180,000



- 3D VIRTUAL TOUR
- One Double Bedroom
- Modern Kitchen & Bathroom
- Allocated Parking Space
- No Onward Chain
- Purpose Built Apartment
- Light & Airy Sitting Room with Two Bay Windows
- Gas Central Heating & Double Glazing
- Conveniently Located
- Energy Rating - B

NO ONWARD CHAIN !! A first floor purpose built apartment in a small block of six units located at the end of Water Lane in popular Brislington. This property would be a perfect starter home for someone and is accessed via a communal entrance with an intercom entry system. On entry, there is a welcoming private hallway, a light & airy open living area with two bay windows and a modern kitchen, a DOUBLE bedroom with built in storage and a modern bathroom. The property has an allocated off-street parking space, no onward chain and is a great opportunity for first time buyers to get themselves onto the property ladder. Conveniently located only WALKING DISTANCE to local pubs, shops & bus routes, this property has so much to offer and is sure to attract considerable interest, an early appointment to view is encouraged.

Sitting Room 15'9" x 14'0" (4.81 x 4.28)

Both into bay

Kitchen 8'1" x 4'9" (2.48 x 1.45)

Bedroom 10'8" x 8'10" (3.27 x 2.70)

Bathroom 6'3" x 4'10" (1.91 x 1.48)

Tenure - Leasehold

Lease Start Date 05/02/2007

Lease End Date 01/01/3005

Lease Term 999 Years From 1 January 2006

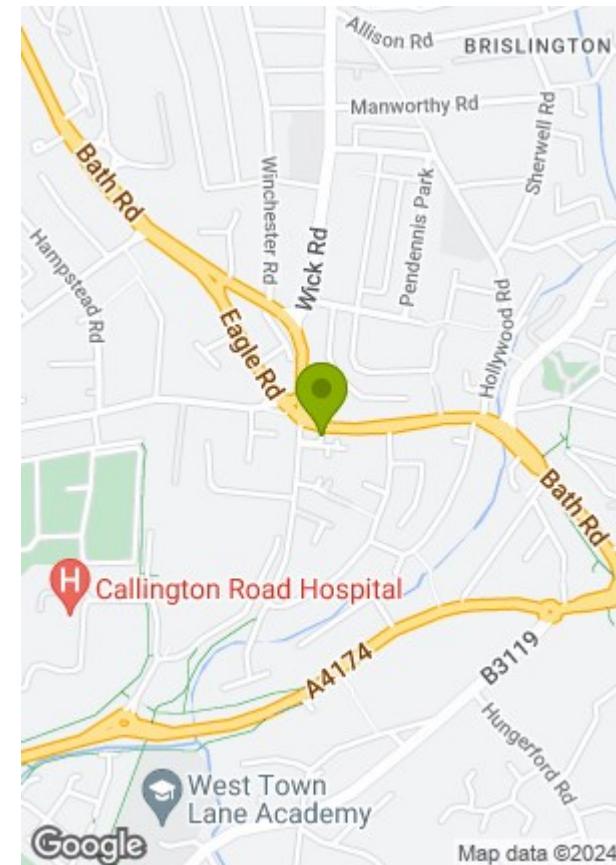
Lease Term Remaining 981 years

Service Charge - £1327.86 pa

Council Tax Band - A







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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			

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