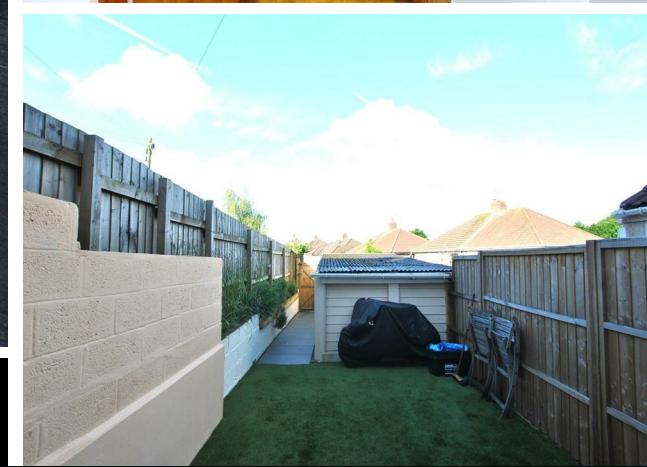




18a Brislington Hill, Bristol , BS4 5BD

£190,000



- 3D VIRTUAL TOUR
- One Double Bedroom
- En-suite Shower Room
- Single Garage
- No Onward Chain
- Garden Flat
- Sitting Room with Fitted Kitchen Off
- Private Rear Garden
- Convenient Location
- Energy Rating - C

A well presented garden flat, conveniently located on the Bath Road giving excellent access for local shops and amenities as well as direct commuter routes for the City Centre and Bath. Offered with no onward chain, well-presented and ready to move into! The accommodation comprises a communal entrance hallway, a light & airy sitting room with a fitted kitchen off and French doors opening on to the rear garden and a double bedroom with an en-suite shower room. Having the added benefits of a private rear garden which has been laid to artificial grass providing easy maintenance, yet a great space to entertain friends & family. In addition, there is a single garage accessed via the rear lane. This is the perfect opportunity for a first time buyer to get themselves on the property ladder.

Open Plan Living 15'7" x 12'11" (4.75 x 3.94)

Both at max

Bedroom 13'1" x 11'6" (4.00 x 3.53)

Both at max

Bathroom 6'11" x 4'0" (2.12 x 1.22)

Utility Room

Tenure - Leasehold

Lease Start Date 17/04/2008

Lease End Date 01/01/3007

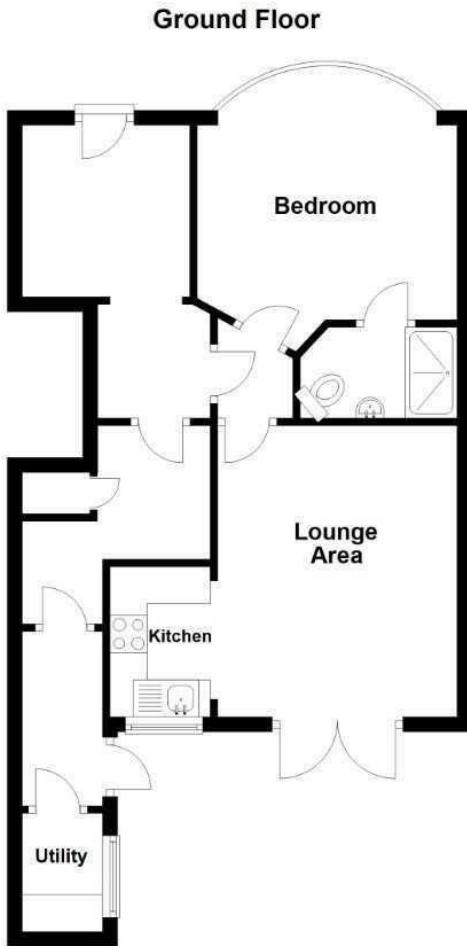
Lease Term 999 Years From 1 January 2008

Lease Term Remaining 983 years

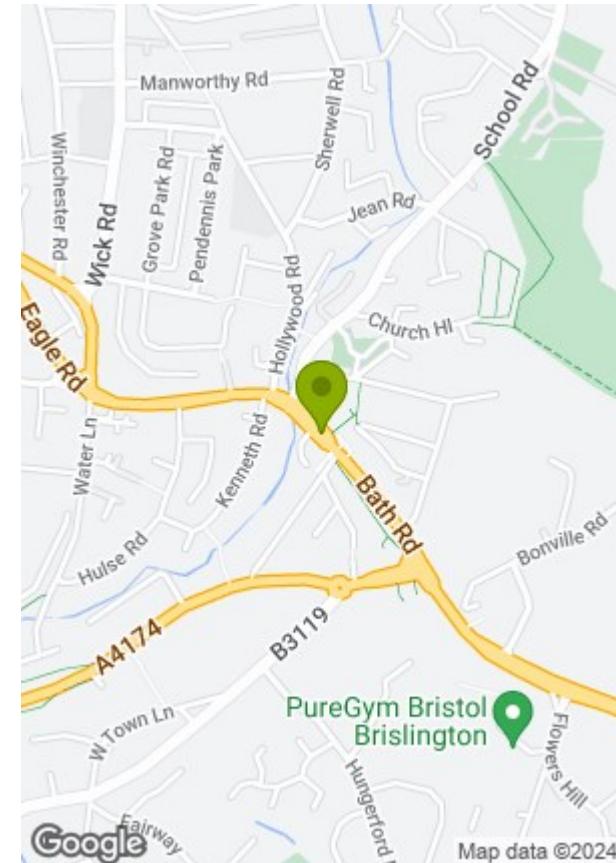
Council Tax Band - A







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.
Plan produced using PlanUp.



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			
England & Wales			

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			
England & Wales			