



127 Sandy Park Road, Bristol, BS4 3PG

£200,000

- First Floor Flat
- Double Bedroom
- Sitting Room with Juliette Balcony
- Modern Kitchen
- Shower Room
- NO ONWARD CHAIN
- Ideal First Time Purchase
- Energy Rating - D

The flat is located at the top the lively Sandy Park Road, offering a variety of independent shops, cafés, and restaurants such as The Deli @ Sandy Park and Kin. You'll also find Miro Lounge at Paintworks and Avonmeads Retail Park close by for more amenities, while Wells Road, is also within easy reach. For those who enjoy outdoor activities, Arnos Court Park and Nightingale Valley are nearby, perfect for dog walkers, runners, or simply a break from the hustle & bustle of city life. The area also offers quick access to Conham River Park, Eastwood Farm, and the riverside Beeses café, ideal for those seeking a semi-rural feel without leaving the city.

The property is accessed via a communal front door, Flat 5 is located on the first floor and has accommodation comprising a a light & airy sitting room with a Juliette balcony, a modern kitchen, double bedroom and a shower room. Offered with no onward chain, this property would make the ideal first time purchase.

Living Room 13' max x 11'11 max (3.96m max x 3.63m max)

Kitchen 6'6 x 5'7 (1.98m x 1.70m)

Bedroom 11'7 max x 8'3 (3.53m max x 2.51m)

Shower Room 5'6 x 4'11 (1.68m x 1.50m)

Tenure -Leasehold

Lease Term - 999 years

Years Remaining - 976

Ground Rent - Included in Service Charge

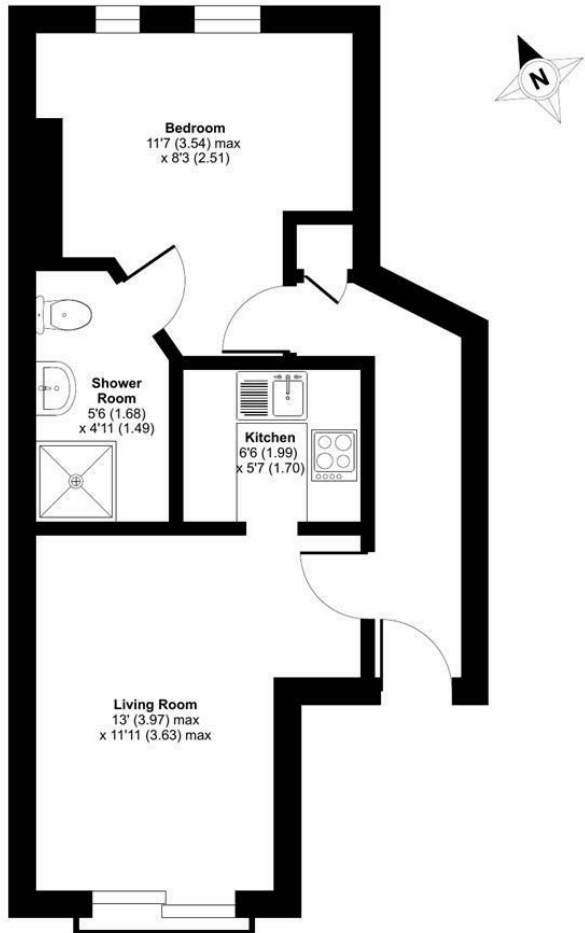
Council Tax Band - A





Sandy Park Road, Brislington, Bristol, BS4

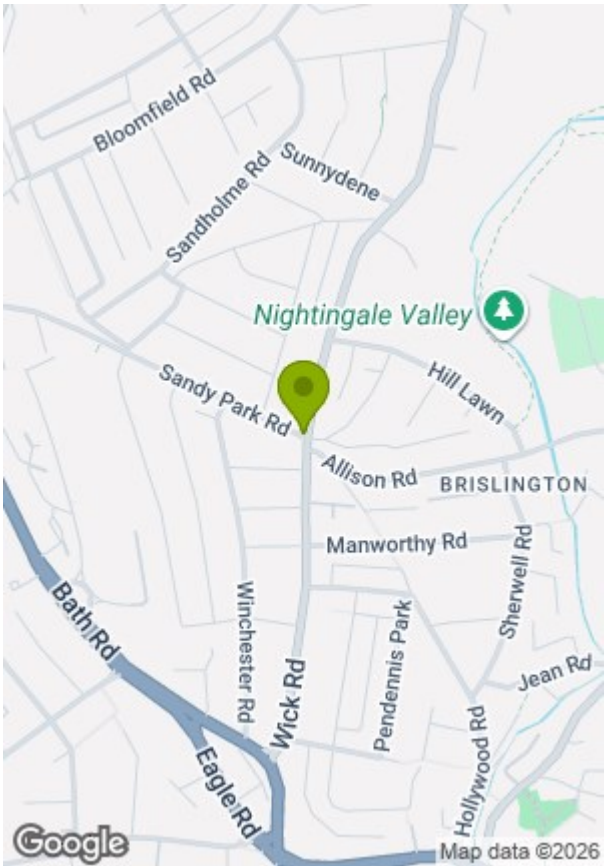
Approximate Area = 396 sq ft / 36.7 sq m
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1418264

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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		
England & Wales	66	78
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		
England & Wales		
EU Directive 2002/91/EC		

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