



- **Energy Rating - C**
- **12ft Lounge**
- **One Double Bedroom**
- **No Onward Chain**

- **First Floor Flat**
- **Fitted Kitchen**
- **NO SERVICE CHARGE OR GROUND RENT**
- **Off Street Parking**

Greenwoods are delighted to offer to the market, with no onward chain, this beautifully presented first floor flat, boasting its own private entrance.

Finished to a high standard throughout, the accommodation comprises an inviting entrance hallway with stairs rising to the first floor, a bright and spacious 12ft lounge, a separate modern fitted kitchen, a generous double bedroom, and a stylish bathroom with shower over the bath.

Further benefits include uPVC double glazing, gas central heating powered by a Worcester combination boiler, and the added convenience of off-street parking.

A key advantage of this property is that there is no service charge or ground rent to pay, making it an even more attractive and cost-effective option.

Ideally located close to a wide range of local am

Lounge 12'0 x 11'06 (3.66m x 3.51m)

Kitchen 7'11 x 7'11 (2.41m x 2.41m)

Bedroom One 11'05 x 10'11 (3.48m x 3.33m)

Bathroom 6'04 x 5'06 (1.93m x 1.68m)

Tenure Status - Leasehold

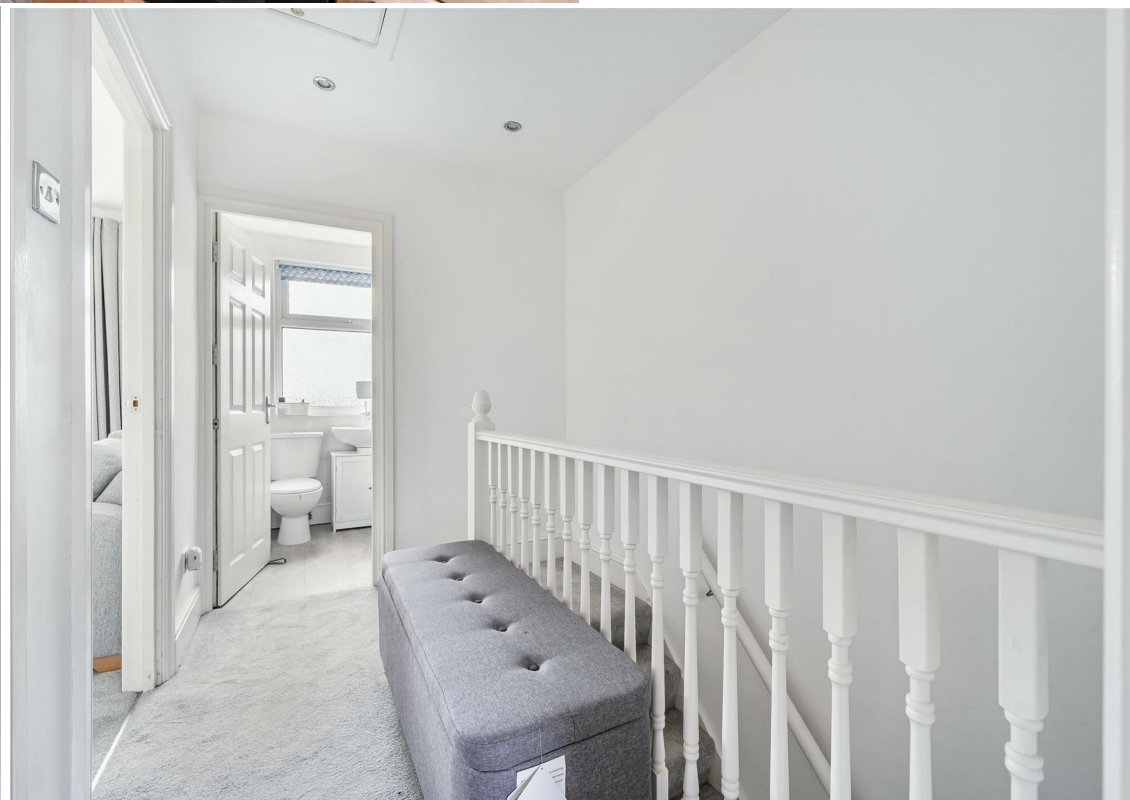
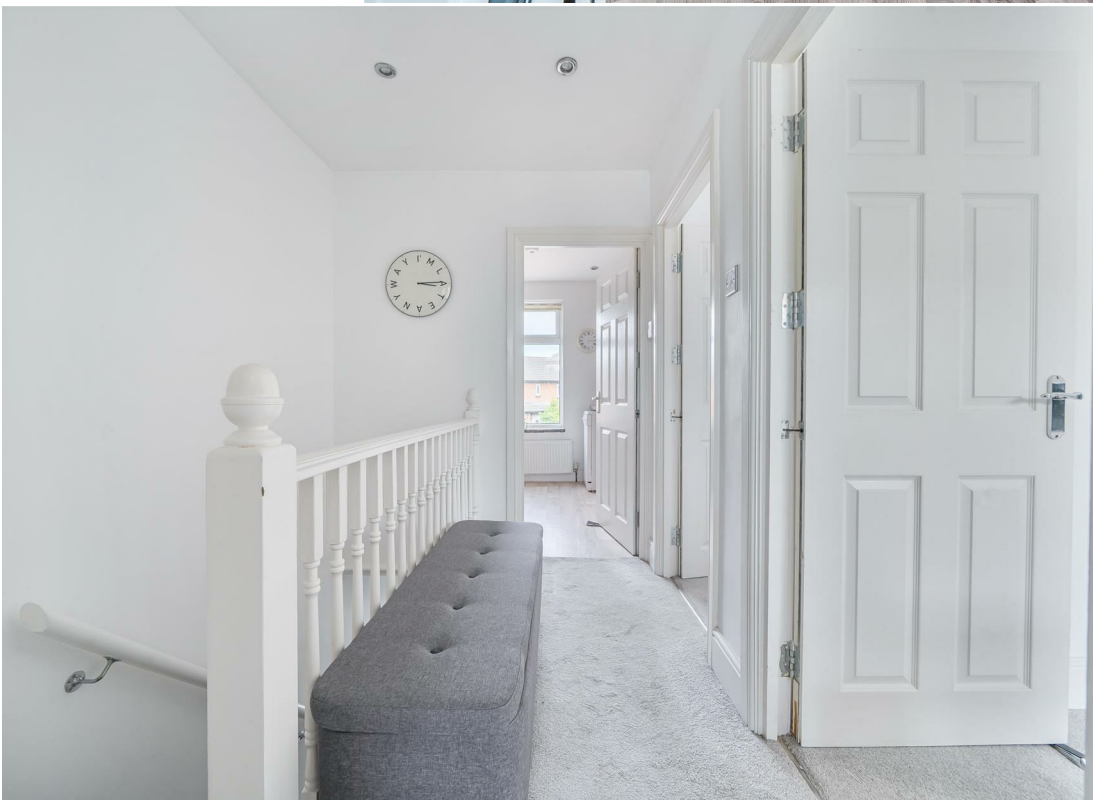
999 year lease with 991 years remaining

No ground rent and no service charge

Council Tax - Band A





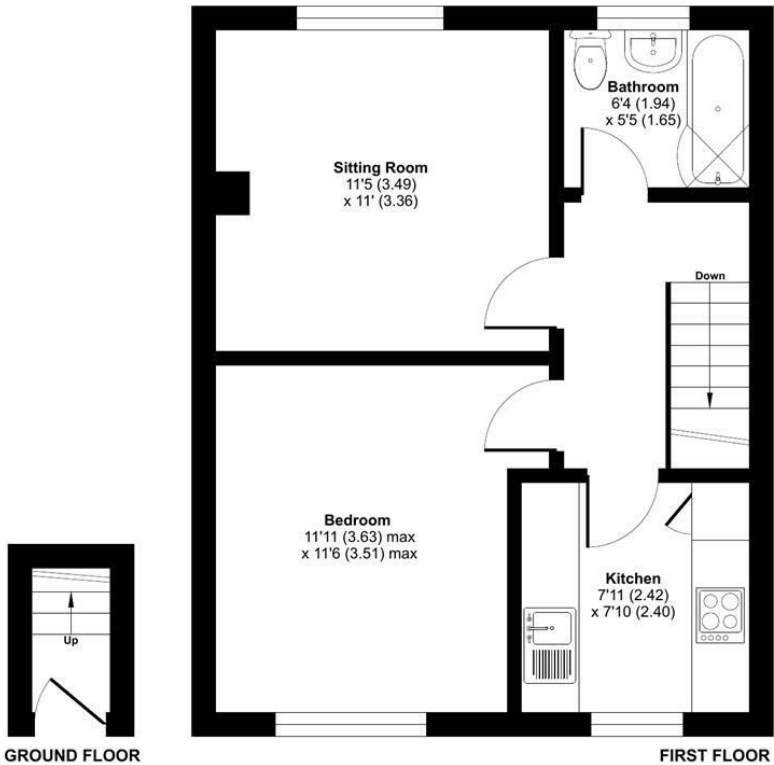




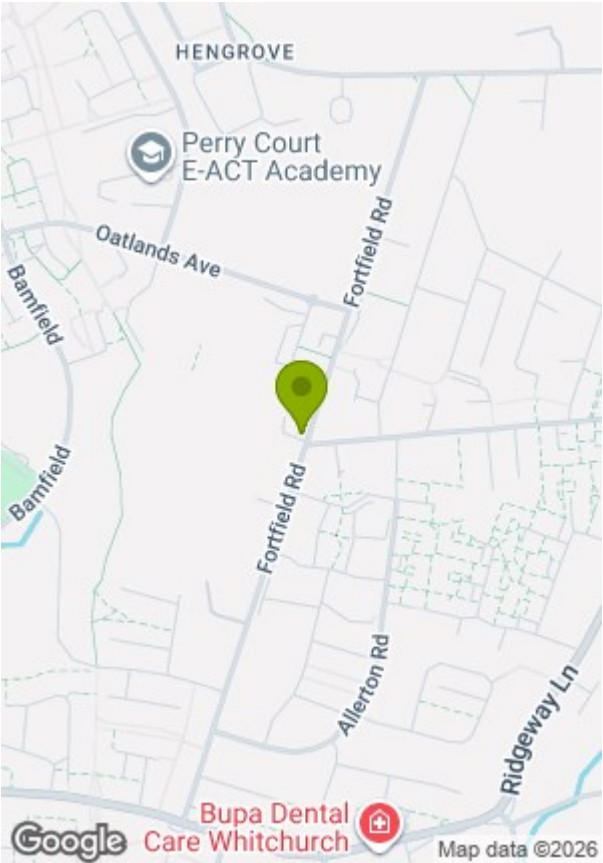


Fortfield Road, Bristol, BS14

Approximate Area = 442 sq ft / 41 sq m
For identification only - Not to scale



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: 1328241. © nrichcom 2025. GREENWOODS SALES • LETTINGS • COMMERCIAL



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	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	

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.