GREENWOODS
property centre

SALES
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Fortfield Road, Whitchurch **£180,000**

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- **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

Did I just Roll My eyes Out Loud?

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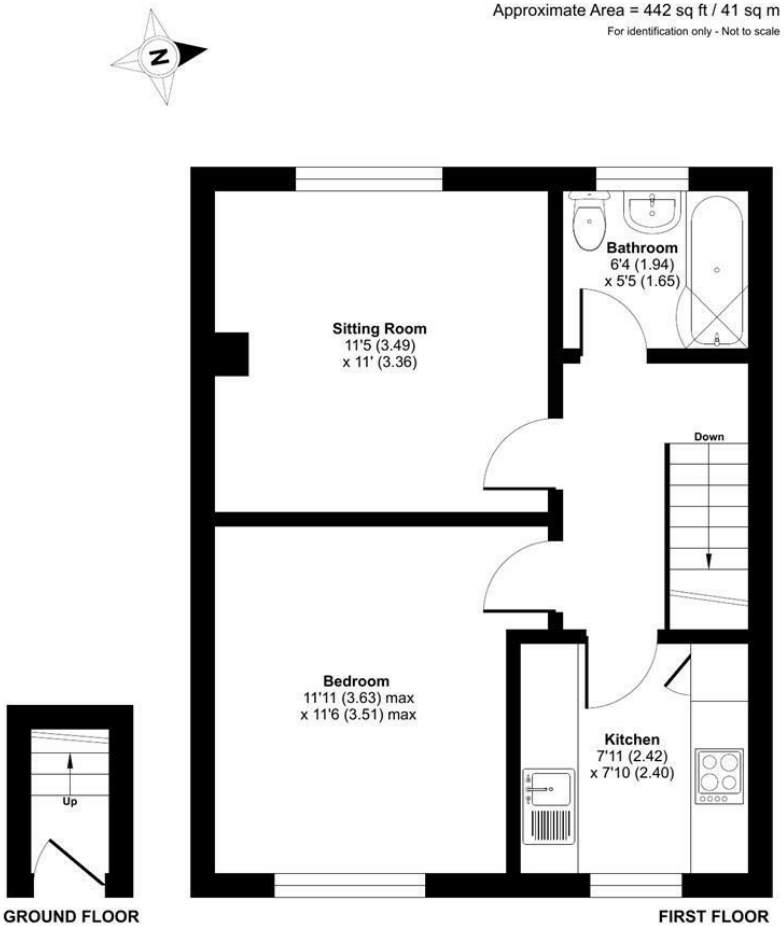
Fortfield Road, Bristol, BS14

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 Greenwoods Property Centre. REF: 1328241

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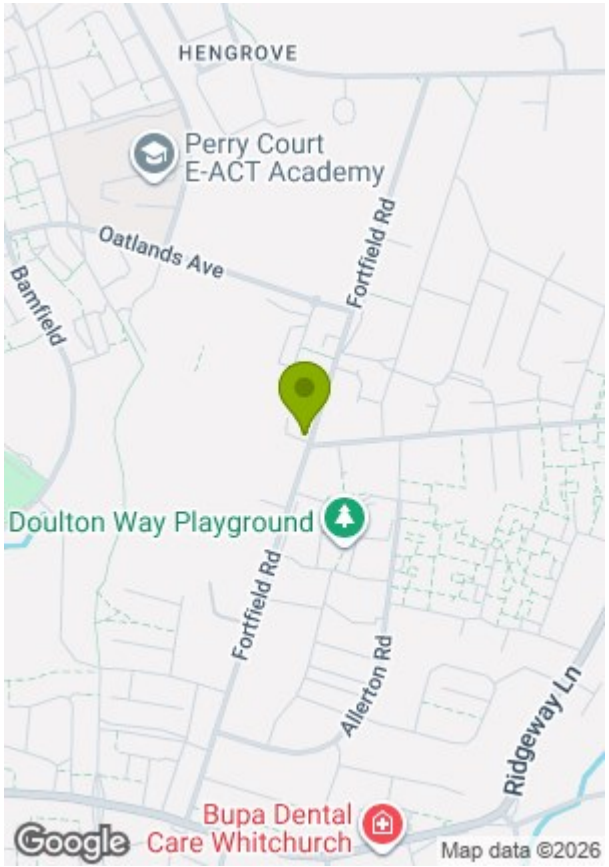

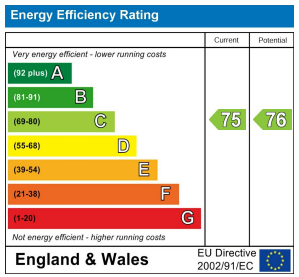

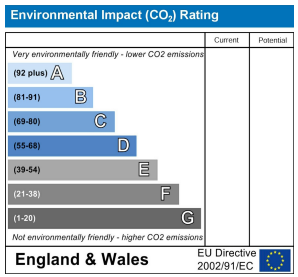

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