



Clatworthy Drive, Hengrove

£215,000

- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Light & Airy Throughout**
- **Spacious Lounge**
- **Two Bedroom First Floor Flat**
- **Allocated Parking Space**
- **Perfect For First Time Buyers**
- **Close To Local Amenities**

Offered with no onward chain, this well-presented two-bedroom first-floor flat is ideally situated in the heart of Hengrove. With its spacious layout and convenient location, it represents an excellent opportunity for first-time buyers, landlords, or anyone looking to downsize.

The property enjoys easy access to a wide range of local amenities, including shops, schools, bus routes, and the ever-popular Hengrove Park, perfect for recreation and leisure.

Inside, the flat features a bright and airy lounge, a well-proportioned kitchen with built-in appliances, and two comfortable bedrooms, one of which benefits from fitted wardrobes. There's also a larger-than-average shower room and two generous hallway storage cupboards, adding to the sense of space and practicality.

Further highlights include UPVC double glazing, gas central heating, a secure entry phone system, and an allocated parking space.

Combining comfort, convenience, and great local connections, the

Living Room 16'6" max x 13'3" max (5.05 max x 4.06 max)

Kitchen 9'9" max x 7'4" (2.99 max x 2.26)

Bedroom One 14'1" max x 11'1" max (4.31 max x 3.40 max)

Bedroom Two 10'2" x 6'7" (3.10 x 2.01)

Shower Room 9'10" max x 5'10" max (3.02 max x 1.79 max)

Tenure - Leasehold

Lease End Date 01/01/3006

Lease Term 999 years from 1 January 2007

Lease Term Remaining 980 years

Service Charge - £1674.58 Per year

Ground Rent - £98.77 Twice yearly

Council Tax Band - B







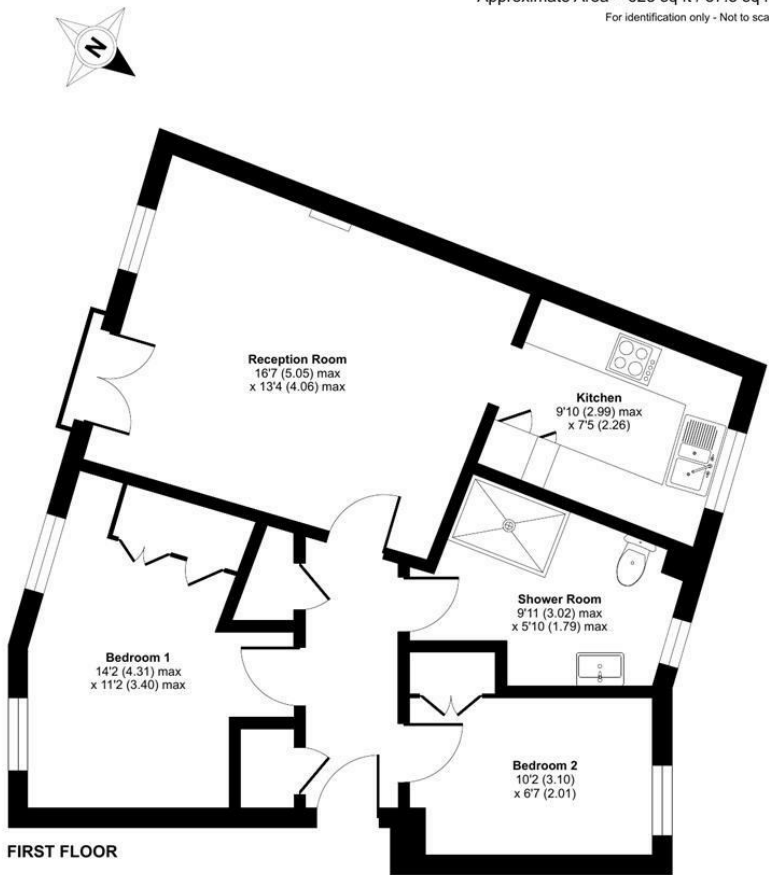




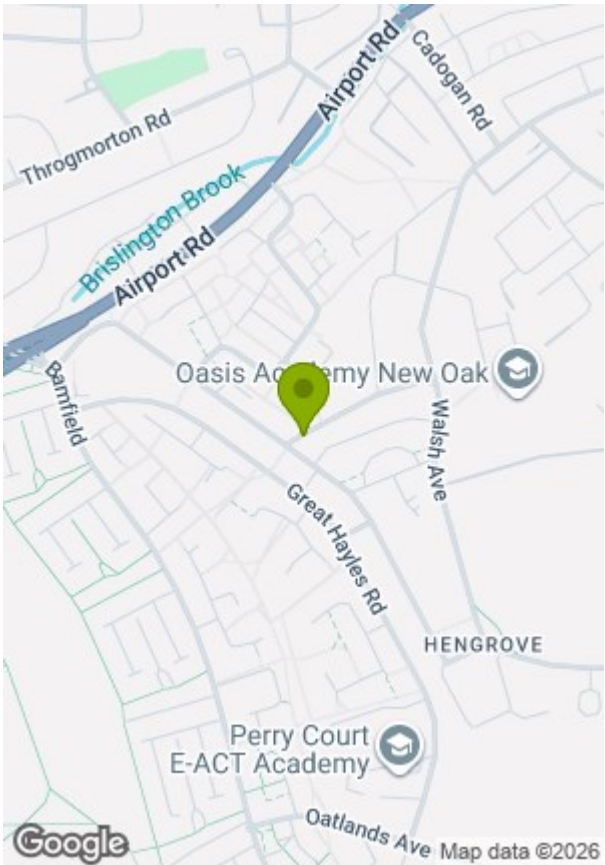


Clatworthy Drive, Bristol, BS14

Approximate Area = 623 sq ft / 57.8 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: 1373243



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	

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