



Button Close, Whitchurch

£170,000

- Energy Rating - D
- One Double Bedroom
- Bathroom
- Communal Gardens
- No Onward Chain
- First Floor Flat
- Fitted Kitchen
- Communal Parking
- Communal Laundry
- Great Location

Located on Button Close in Whitchurch and offered for sale with no onward chain, this property is ideally positioned with excellent access to the town centre and a variety of local amenities. Within just a 3–4 minute walk, you'll find an Asda superstore, a pub, a fish & chip shop, and several other everyday conveniences.

The flat offers a generous and practical layout, featuring a welcoming entrance hallway that leads to a spacious double bedroom. The bright and airy 18ft lounge provides a comfortable living space, while the kitchen and bathroom remain in their original condition and present an opportunity for modernisation to suit your personal taste. The bathroom includes a shower over the bath, and there is a large utility cupboard offering useful additional storage and space for white goods.

The property is heated via an electric heating system and also benefits from UPVC double glazing.

Residents enjoy the added benefit of off-street parking and access to a well-maintained communal garden, which includes lawned areas, a courtyard, and a laundry room for convenience.

This flat offers a great opportunity for buyers looking to personalise a property in a well-connected location. With scope to add value through refurbishment, it's an ideal option for first-time buyers, investors, or those looking to downsize.

Lounge 18'6" into bay x 8'2" max (5.66 into bay x 2.49 max)

Kitchen 9'7" x 6'11" (2.94 x 2.11)

Bedroom 12'10" x 9'8" (3.92 x 2.97)

Bathroom 6'9" x 5'7" (2.08 x 1.71)

Tenure Status - Leashold

125 year lease with 89 years remaining

Service charge - £528 PA

Reviewed Annually

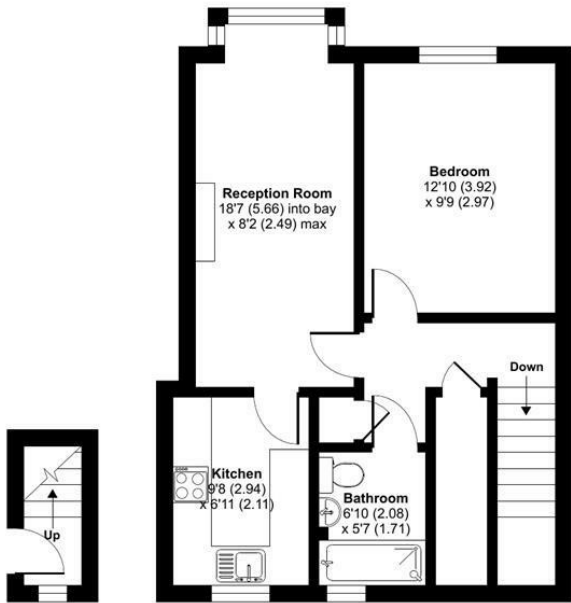
Council Tax - Band A





Button Close, Bristol, BS14

Approximate Area = 540 sq ft / 50.2 sq m
For identification only - Not to scale



GROUND FLOOR FIRST FLOOR

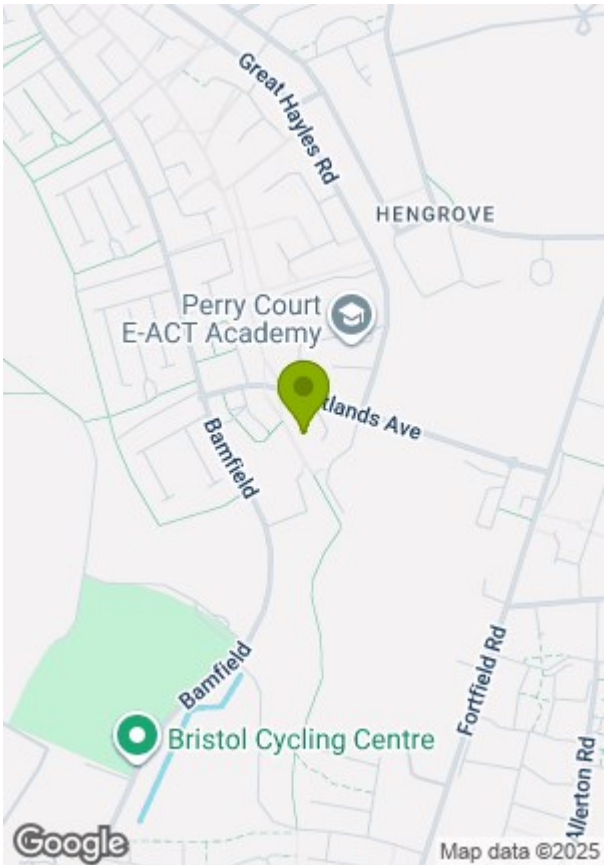


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Greenwood's Property Centre. REF: 1333028

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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	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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