



- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Front & Rear Garden**
- **Two Bedrooms**

- **Ground Floor Flat**
- **Garage in an Nearby Block**
- **Generous Sized Sitting/Dining Room**
- **Quiet Road**

Tucked away off the main road in a peaceful setting, this ground-floor, NO ONWARD CHAIN apartment on Allanmead Road offers the perfect balance of tranquillity and convenience. Located on a quiet road, the property provides a sense of privacy while still being within easy reach of local amenities, making it ideal for those seeking a well-connected yet peaceful home.

Positioned within a purpose-built building with just three other flats, the apartment offers a welcoming and private feel. The private entrance leads straight into the property and into a vestibule, creating a sense of independence. Inside, you'll find a well-proportioned sitting/dining room, a kitchen with ample storage, a double bedroom, a single bedroom, and a bathroom.

A particular highlight of the home is the patio garden, accessed via sliding doors from bedroom two, providing a lovely private outdoor space. In addition, the property benefits from a front garden, which offers further outdoor space and has the potential to be converted into off-street parking (subject to the necessary permissions). The bedrooms benefit from an open outlook, enhancing the sense of space and light throughout the home.

The property also features double glazing, gas central heating, and ample storage, including cupboard space. Additionally, a garage positioned behind the building provides convenient and secure parking.

Offered with no onward chain, this apartment would make an excellent choice for a first-time buyer looking for a well-located and low-maintenance home.

Living Room 17'1" x 10'0" (5.23 x 3.05)

Kitchen 9'10" x 7'3" (3.02 x 2.21)

Bedroom One 14'2" x 12'0" (4.32 x 3.68)

Bedroom Two 10'7" x 8'11" (3.23 x 2.72)

Bathroom 7'4" x 6'7" (2.26 x 2.01)

Garage 14'11" x 7'10" (4.57 x 2.39)

Tenure - Leasehold

Lease Start Date 27/05/1963

Lease End Date 29/09/2961

Lease Term 999 years from 29 September 1962

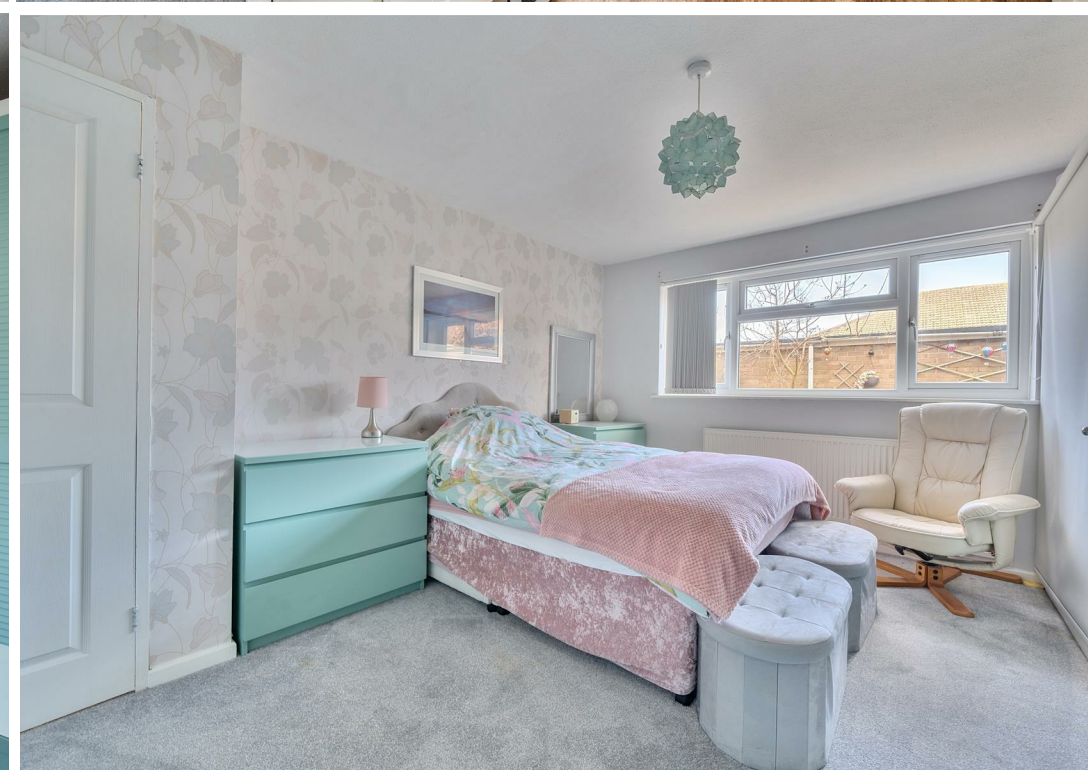
Lease Term Remaining 936 years

All flats are joint directors of the management company.

Council Tax Band - B











Allanmead Road, Bristol, BS14

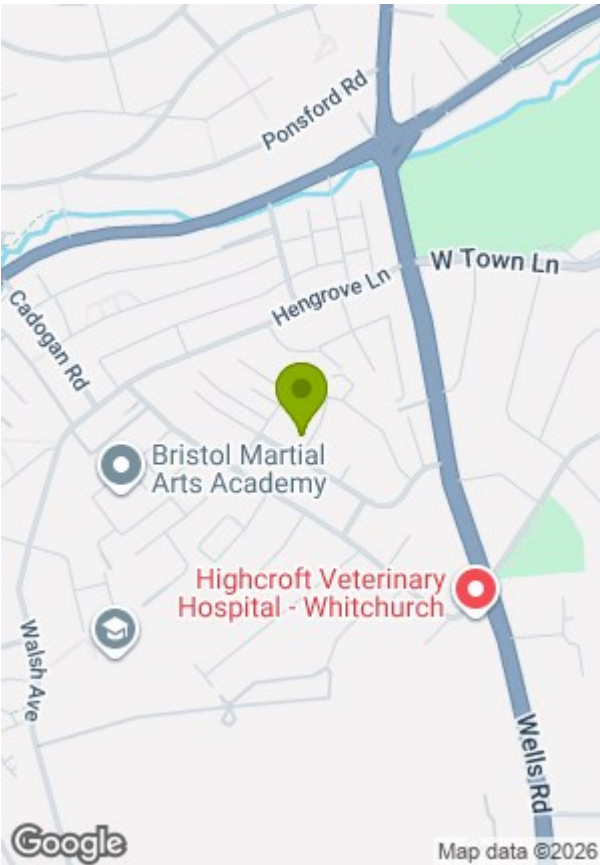
Approximate Area = 638 sq ft / 59.2 sq m
Garage = 118 sq ft / 11 sq m
Total = 756 sq ft / 70.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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