



Hengrove Way, Hengrove

£240,000

- **Energy Rating - B**
- **Allocated Parking Space**
- **Perfect for First Time Buyers**
- **Bike Storage**
- **Close To Local Amenities**

- **Two Double Bedrooms**
- **Beautifully Presented Throughout**
- **Kitchen with Appliances**
- **Nearby Leisure Centre**
- **Floor to Ceiling Windows**

Presenting a stunning and generously proportioned Two Bedroom Apartment, situated on the top floor. Nestled within the heart of a thriving multimillion-pound regeneration project, Filwood Park stands as a distinctive development boasting a range of 2, 3, and 4 bedroom homes, conveniently located just south of Bristol.

Surrounded by expansive green spaces, this development features a dedicated play area, ideal for children to explore and enjoy. The apartment itself is bathed in natural light, thanks to its ceiling-to-floor windows, offering a welcoming ambiance throughout.

Comprising an Entrance Hallway, Two Double Bedrooms, a spacious Lounge with captivating views overlooking the 'Old Airport', a well-appointed Kitchen complete with integrated appliances, and a generously sized Bathroom featuring a Shower over the Bath, this property caters to modern living needs.

Additional amenities include convenient Bike Storage, a reliable Security Entry Phone System, energy-efficient Upvc Double Glazing, and efficient Gas Central Heating powered by a Combination Boiler.

Benefiting from its prime location, residents will find an array of nearby amenities A Leisure Centre, and an assortment of Restaurants. Moreover, schools and supermarkets are conveniently within walking distance, alongside easy access to the A4174 leading to Bristol Airport and the Metro Link providing swift connections to the City Centre.

Lounge 14'8" x 13'1" (4.48 x 4.00)

Kitchen 10'0" x 6'7" (3.06 x 2.01)

Bedroom One 11'6" x 11'6" (3.53 x 3.52)

Bedroom Two 11'5" x 10'8" (3.50 x 3.27)

Bathroom 7'1" x 6'6" (2.16 x 2.00)

Tenure - Leasehold

Lease Start Date 23/05/2019

Lease End Date 01/01/3016

Lease Term 999 Years From 1 January 2017

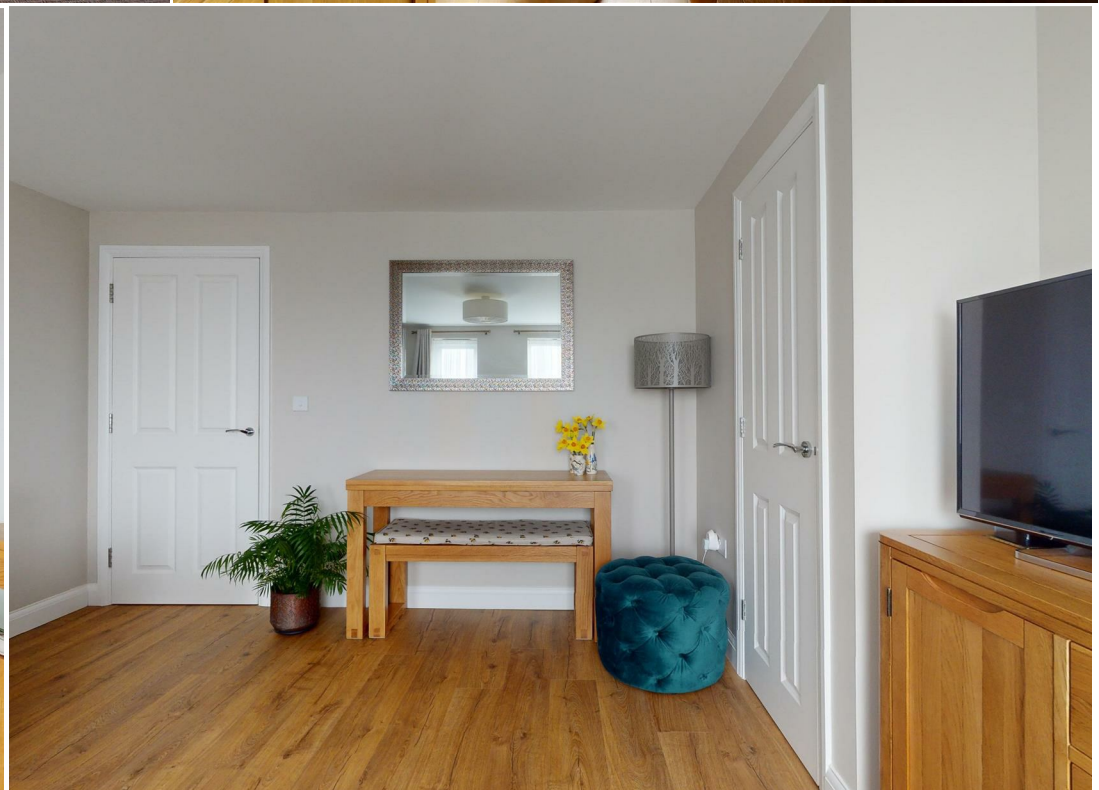
Lease Term Remaining 992 years

Service Charge - £1519.60 PA

Ground Rent - £194 PA

Community Levy £50 PA

Council Tax Band - A



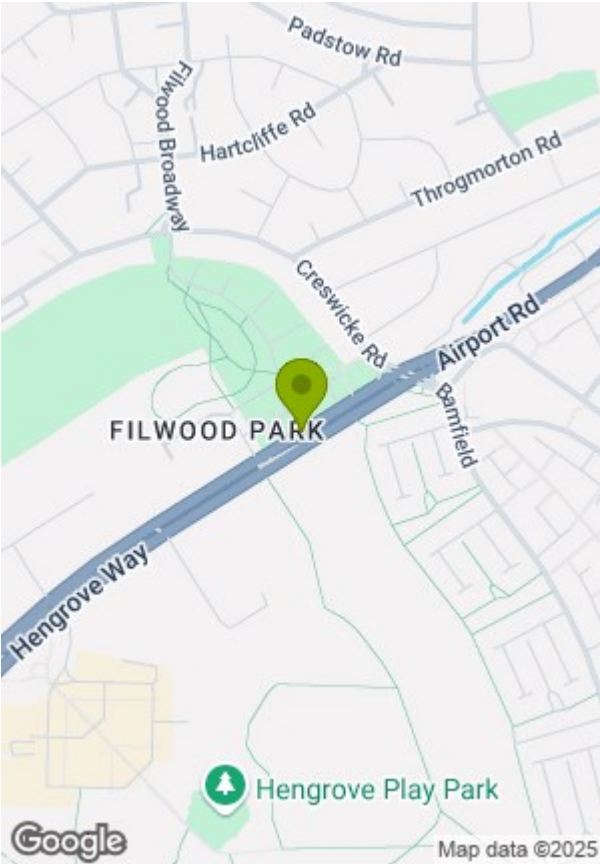








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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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