



Pinkhams Twist, Whitchurch

£159,950

- **Energy Rating - C**
- **NO ONWARD CHAIN**
- **Open Plan Living**
- **Close To Local Amenities**
- **Garage**

- **One Bed Purpose Flat**
- **Top-Floor Flat**
- **Communal Gardens**
- **Gas Central Heating & UPVC Double Glazing**

Greenwoods are delighted to offer to the market this beautifully presented one-bedroom top-floor flat, ideally situated close to a variety of local amenities and with excellent transport links into Bristol City Centre.

The accommodation comprises a communal entrance with a secure entry phone system, leading to a private hallway. From here, doors open to a modern bathroom with a shower over the bath, a well-proportioned double bedroom with built-in wardrobes, and a generous, light and airy 22ft open-plan lounge/kitchen with the added benefit of a pantry — providing a fantastic space for both relaxing and entertaining.

Additional benefits include gas central heating, UPVC double glazing, and a garage located in a nearby block, offering convenient parking or additional storage.

Whitchurch remains a highly sought-after area thanks to its convenient location, strong transport connections, and excellent range of amenities. Nearby you'll find shops, schools, parks, and healthcare facilities, with Asda, Imperial Retail Park, and South Bristol Community Hospital all just a short distance away.

This property would make an ideal first-time purchase or a superb investment opportunity.

Open Plan Living 22'0" max x 11'8" max (6.72 max x 3.56 max)

Pantry

Bedroom 10'6" x 9'11" (3.22 x 3.04 )

Bathroom 6'0" x 5'5" (1.84 x 1.67)

Tenure - Leasehold

Lease Start Date 05/12/1988

Lease End Date 01/12/2986

Lease Term 999 years from 1 December 1987

Lease Term Remaining 961 years

Service Charge - £106 PCM

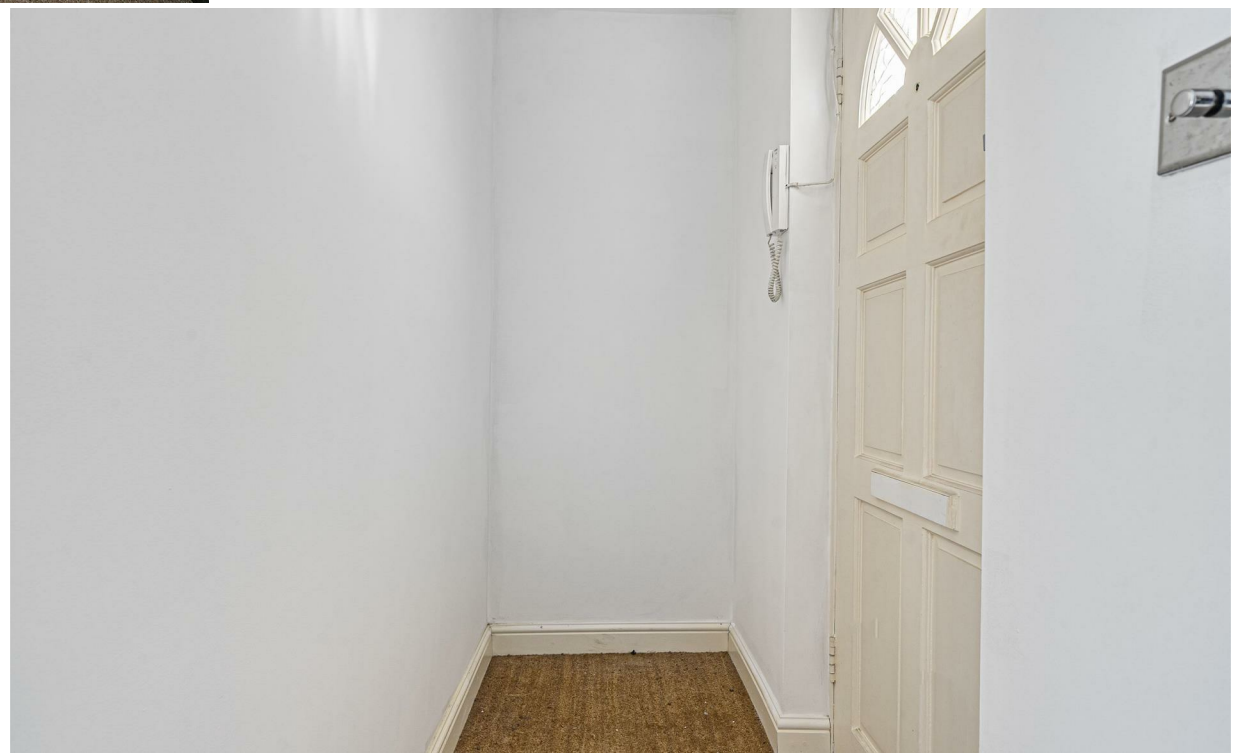
Ground Rent - Believed to be £0

Council Tax Band - A





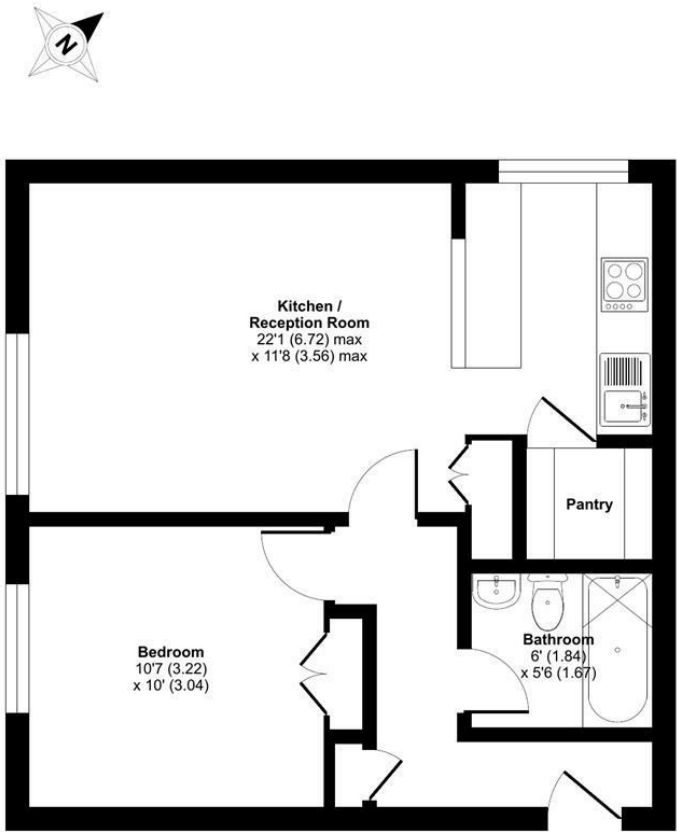






Ash Court, Pinkhams Twist, Bristol, BS14

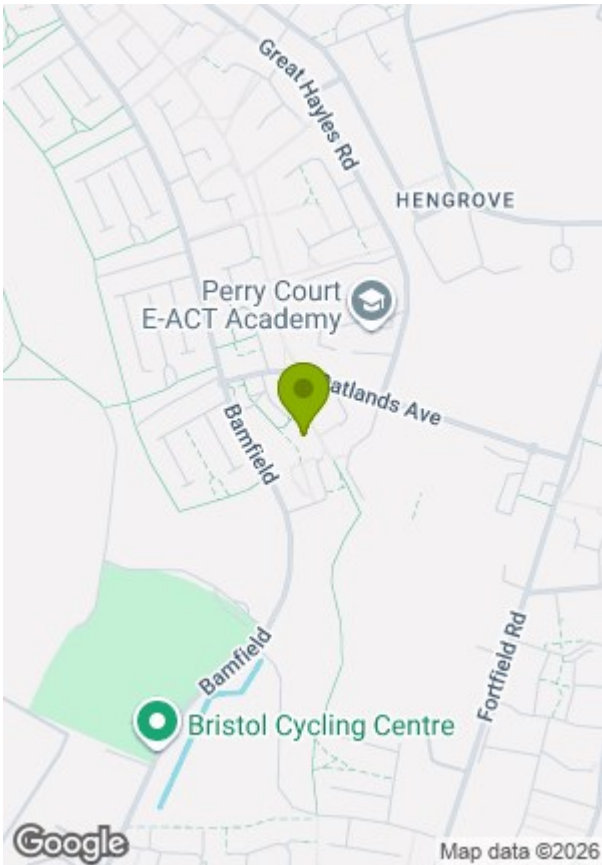
Approximate Area = 490 sq ft / 45.5 sq m  
For identification only - Not to scale



SECOND 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: 1353654

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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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.