



696 Wells Road, Whitchurch, Bristol BS14 9HX

£170,000

- Energy Rating - E
- Ensuite Shower Room
- Storage Room
- Well Presented
- No Onward Chain

- One Bedroom
- Open Plan Lounge/Kitchen/Dining Room
- First Floor Apartment
- Allocated Parking
- Close To Local Amenities

A fantastic one bedroom first floor apartment in a stunning Grade II listed building, beautifully converted in 2011 and in excellent condition.

The open plan kitchen and living space is modern and bright, complete with integrated appliances including a washing machine, perfect for everyday life or entertaining friends.

The double bedroom features built in wardrobes and a private en suite shower room, while a versatile storage room could double as a guest or occasional bedroom. Added benefits include allocated parking for two cars and no onward chain.

This charming apartment blends character and modern comfort effortlessly, internal viewing is a must.

Lounge/Kitchen/Dining Room 12'7" x 12'4" (3.86 x 3.78)

Bedroom 11'10" x 8'7" (3.63 x 2.62)

Storage Room 16'6" x 4'1" (5.05 x 1.27)

Ensuite Shower Room 9'1" x 3'6" (2.79 x 1.09)

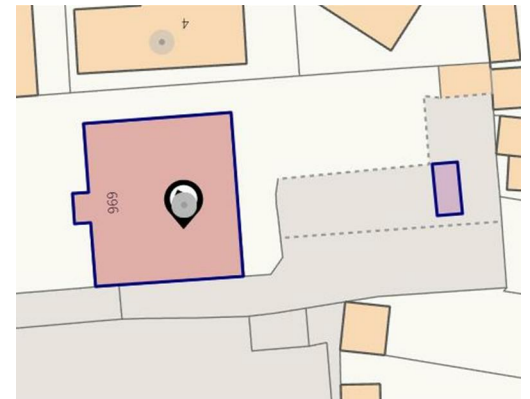
Tenure Status - Leasehold

999 year lease with 984 years remaining

Service charge - £125 a month from April 2026

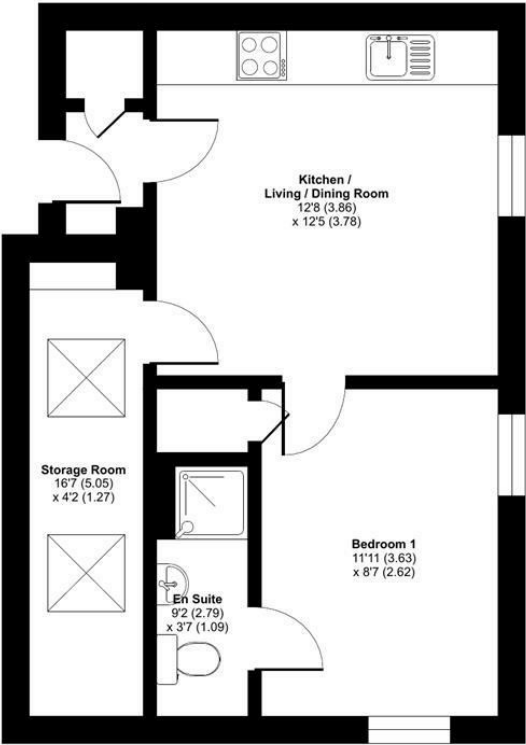
Council Tax - Band A





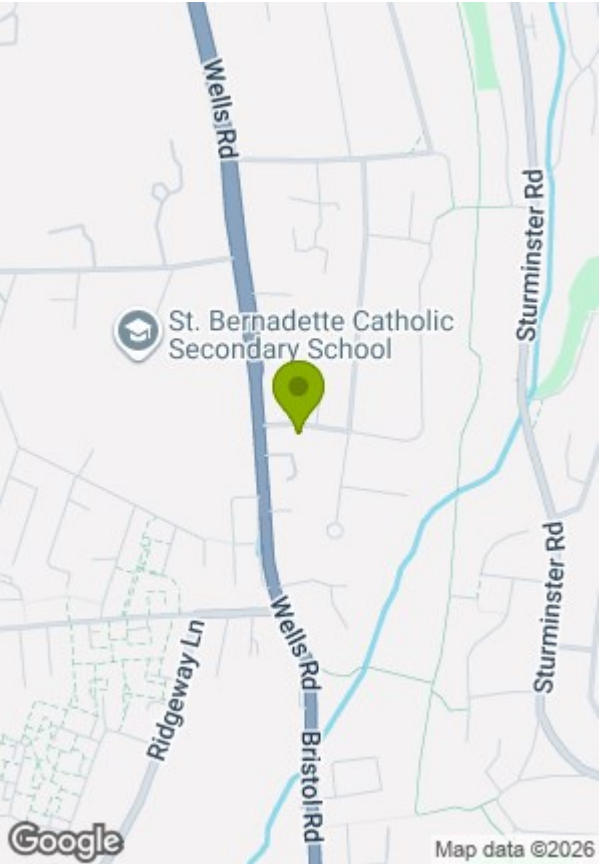
White Cross Court, 696 Wells Road, Bristol, BS14

Approximate Area = 420 sq ft / 39 sq m (includes storage room)
For identification only - Not to scale



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: 1434070



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	

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.