



## 125A Ridgeway Lane, Bristol, BS14 9PG

Asking Price £210,000



Matthews and Co are delighted to bring to the sales market this top floor 2 bedroom flat with garden to the sales market. Ideally situated in the popular residential area of Whitchurch which is well-served by public transport links, nearby schools, local amenities, and green spaces. This property would be perfect for first-time buyers, families or those looking to downsize.

The property briefly consists of its own private door, with stairs leading up to the accommodation on the first floor. There you will find a good size lounge, kitchen/breakfast room, double bedroom a further single bedroom and family bathroom. The property comes with its own private garden to the side and the owners are currently using the front garden which they have cared for and maintained for the last 7 years in agreement with the ground floor flat.

Recently extended lease to 24.12.2156. Yearly building insurance £300. Council tax £181.00 per month.

- 2 bedrooms
- Kitchen/breakfast room
- Extended lease of 135 years
- Walking distance to local schools and shops
- Family bathroom
- Private garden to side
- Good local bus routes and transport links to city centre and beyond

