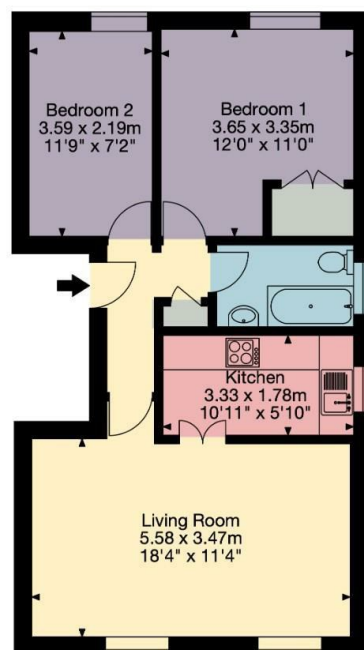


**10 Riverside Court, St Annes Park, Bristol BS4 4AY**  
 Approx. Gross Internal Area  
 Main House - 588 sq ft - 55 sq m



**KEY**

- Kitchen
- Living Area
- Bedroom
- Bathroom
- Storage

**Second Floor**

Zest, 1a Mile End, London Road, Bath, BA1 6PT  
 happytohelp@zestlovesproperty.com  
 01225 481010

**VIEWING AND OFFER PROCEDURE:** If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

**MONEY LAUNDERING REGULATIONS -** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

**DISCLAIMER:** All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

**ZEST ESTATE AGENTS**

1A MILE END  
 LONDON ROAD  
 BATH  
 BA1 6PT

T: 01225 48 10 10  
 E: HAPPYTOHELP@ZESTLOVESPROPERTY.COM



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**RIVERSIDE COURT, BRISTOL  
 ST. ANNES PARK BS4 4AY**

**GUIDE PRICE  
 £200,000**

**2 BEDROOM FLAT - PURPOSE BUILT**

- Two bedroom apartment in a sought after riverside location
- Night storage heaters
- Perfect for first time buyers or investors
- Well equipped kitchen, living/dining room, two bedrooms and a bathroom
- Communal lawned area, allocated off road parking space, visitors parking
- Approx 588 sq ft -55 sqm, EPC rating: C, Leasehold, Council tax band B



**DESCRIPTION**

A light and spacious two bedroom apartment set in a quiet location within the St Annes Park area. This well presented property has two double bedrooms, a good sized living/dining room, a well equipped kitchen and a modern bathroom. Externally there is a lawned communal area, and an allocated parking space, plus visitors parking.

**LOCATION**

Local amenities such as shops and eateries are in abundance and a vast array of popular open green spaces are nearby including St Anne's Park and Arnos Court Park.

The popular Nightingale Valley Woods, Beeses Riverside Bar and Eastwood Farm Nature Reserve are only a short walk away;

ideal for summer evenings and weekends with friends and family visits.

The city centre is easily accessible via the plentiful bus links close by, including Brislington Park & Ride. This is a fantastic location for commuters, keen shoppers and those wanting access to transport links including Temple Meads Train Station, the M32, M5 for access to Devon/Cornwall or M4 to London.

**TENURE**

999 yr lease commenced 1995  
Management company: Avonside Management Company Ltd  
Management fee £90.94  
No ground rent  
Council Tax Band B

