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**10 The Beeches Salisbury Road, St Annes, Bristol, BS4 4ES**

**£220,000**

A super purpose built two bed first floor flat situated in a popular development with beautiful communal grounds and close to local amenities and bus routes. In brief the accommodation comprises a communal lobby with a private door to the hallway, a lounge diner with a large picture window with far reaching views. Modern fitted kitchen. Two good size bedrooms, a fully tiled white bathroom suite and a large cupboard currently used as utility/storage. The property further benefits from gas central heating, beautiful gardens and resident's parking. Presented to a good standard and always popular. Viewing comes highly recommended.

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## Accommodation Comprises

### Communal Entrance

To a shared lobby. Private door to:-

### Hallway

Large walk in cupboard being used as a storage/utility with plumbing for automatic washing machine, radiator. Doors to:-

### Lounge 18'11" x 11'8" (5.77m x 3.58m)



Windows to dual aspect giving far reaching views, coved ceiling, tv and telephone points, two radiators.

### Kitchen 11'3" x 5'6" (3.45m x 1.70m)



Window to side aspect. Fitted with a modern range of wall and base units incorporating laminated roll edge work surface. Inset sink with mixer tap, gas cooker point and a wall mounted combi boiler.

### Bedroom One 13'10" x 8'3" (4.22m x 2.54m)



Window to rear aspect, coved ceiling, fitted double wardrobe with sliding doors, double radiator.

### Bedroom Two 13'10" x 6'9" (4.22m x 2.08m)



Window to rear aspect, coved ceiling, fitted double wardrobe with sliding doors, radiator.

### Bathroom 8'2" x 5'10" (2.51m x 1.80m)



Fully tiled modern bathroom with white suite comprising, low level w/c, pedestal wash hand basin and panelled bath with electric shower over, chrome heated towel rail and extractor fan.

### Parking

Car park situated within the ground for the benefit of all the owners and their visitors.

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## Gardens



The Beeches is situated in a pleasant shared grounds which are laid to grass with planted beds and mature shrubs/trees. External lighting throughout the development.

## General

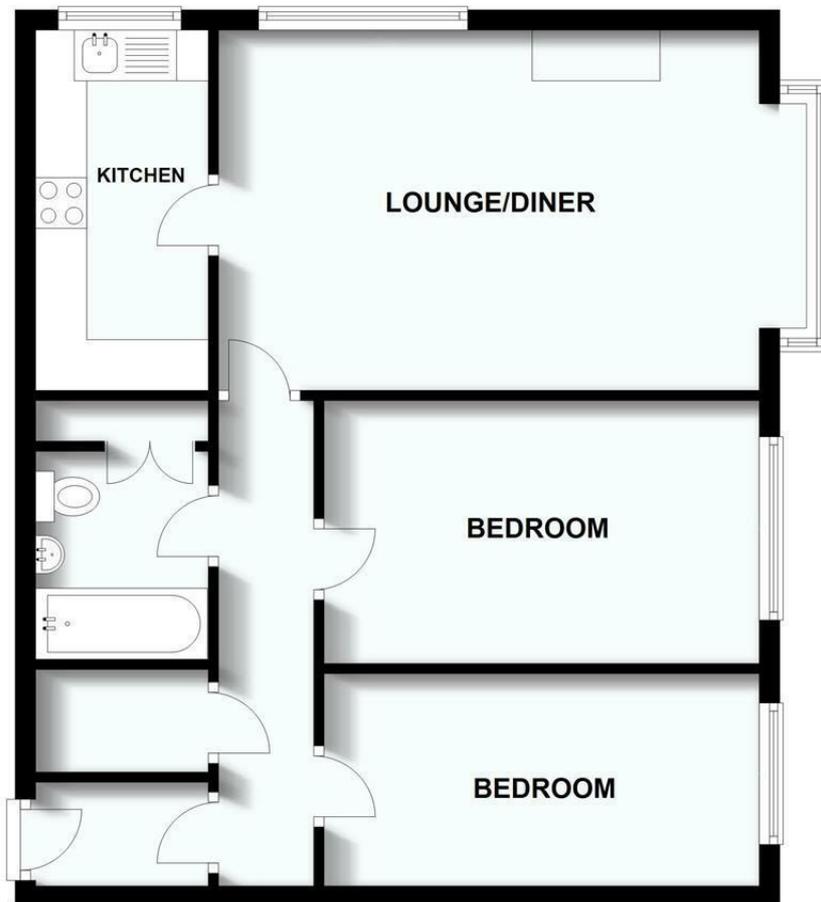
We are informed by the current owners that this is a lease property with an extended lease for 215 years from June 1992 which leaves approximately 184 years left and there is a monthly management charge currently £75.17 per month and we further understand buildings insurance is included in this charge.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## FIRST FLOOR



Whilst every attempt has been made to ensure accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error, omission or measurement  
Plan produced using PlanUp.