



**56d Arlington Road, St Annes, Bristol, BS4 4AJ**

**£180,000**

A recently refurbished and beautifully presented first floor apartment, ideally located within a short walk of St Annes Park, St Annes Wood and Nightingale Valley along with the fantastic Langton Gastro pub and within a 30 minute walk of Temple Meads Station! The accommodation is light and spacious and offers an open plan living/kitchen area, a double bedroom with incredible city views to the rear and a lovely bathroom. The property further benefits gas combi central heating, double glazing and a shared front garden with off street parking space and bike store. This is an ideal property for a first time or investment purchase and an early viewing is highly recommended.



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### Entrance

Composite entrance door to:-

### Communal Hallway

Stairs to first floor. Private entrance door:-

### Entrance Lobby

Internal doors to accommodation.

**Open Plan Living/Kitchen 17'7" into bay x 14'10" (5.36m into bay x 4.52m)**



UPVC double glazed bay window plus two additional UPVC Double glazed windows to front aspect. Two radiators, ceiling spotlights.

### Kitchen Area



L-Shaped kitchen area fitted with a range of white high gloss units with contrasting black worktops, complemented by a range of integrated appliances to include electric oven, induction hob, concealed extractor, washing machine and fridge/freezer. Inset stainless steel sink unit with mixer tap.

**Bedroom 11'10" x 10'2" (3.61m x 3.10m)**



Twin UPVC Double glazed window to rear with fantastic views, radiator.

**Bathroom 7'5" x 5'5" (2.26m x 1.65m)**



Opaque UPVC double glazed window to rear. White suite comprising panelled bath with mixer shower and fixed glazed screen, low level w.c, wash hand basin set into vanity unit, full height cupboard housing Vaillant combi boiler.

### Outside



Shared front garden area laid to stone chippings with bike store.

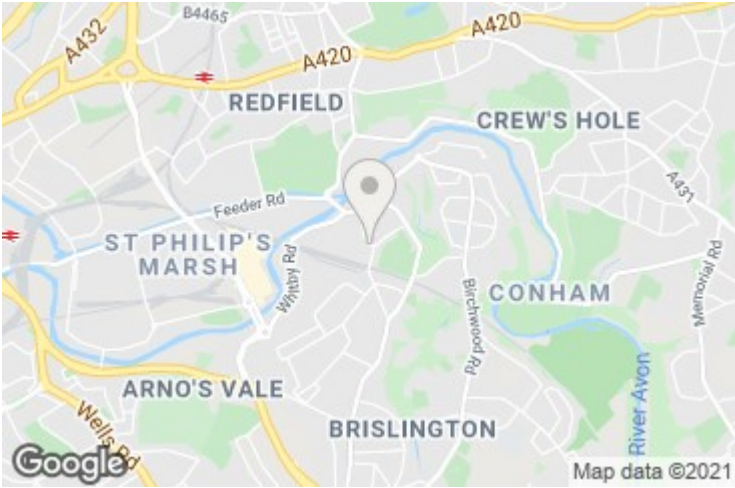
### Parking

One block paved parking space located to the side of the property.

### General

We are advised by the owner that the property benefits from a crossover lease with a share of the freehold. The maintenance and insurance of the building is split between the two flats on a 50/50 share basis.

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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	



TOTAL APPROX. FLOOR AREA 564 SQ.FT. (52.4 SQ.M.)  
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