



## 22 Badgers Walk, Brislington, Bristol, BS4 4LG

**£210,000**

An ideal first time buy or investment opportunity located within a short stroll of the A4 Bath Road providing easy access to the city and local amenities. This well proportioned apartment benefits from a recent redecorations and carpeting and is now offered with no onward chain worries. In brief the accommodation comprises communal hallway with a private door into a hallway with storage cupboards and accessing the lounge, a fitted kitchen and two bedrooms plus a fitted bathroom. Whilst outside offers allocated parking and drying area. One not to be missed!





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### Accommodation Comprises

#### Communal Entrance

Entrance door to:-

#### Communal Hallway

Door to flat

#### Hall

Two storage cupboards one with plumbing for automatic washing machine, radiator, doors accessing:-

#### Lounge 12'8" x 12'9" (3.87m x 3.9m)

Window to front aspect, wood effect flooring, radiator, door into:-

#### Kitchen 10'5" x 5'6" (3.2m x 1.7m)

Window to front aspect, fitted with a range of wall and bae units and incorporating laminated roll edge worksurfaces with tiled splashbacks and an inset stainless steel single drainer sink unit, built in electric oven and gas hob with an extractor over, wall mounted Worcester boiler. radiator.

#### Bedroom One 11'9" x 9'10" (3.6m x 3m)

Window to the front aspect, radiator,

#### Bedroom Two 11'9" x 6'10" (3.6m x 2.1m)

Window to the front aspect, radiator.

#### Bathroom 5'9" x 7'6" (1.77m x 2.3m)

Window to side aspect, panelled bath with mixer shower over, pedestal wash hand basin, low level w/c, part tiled walls, radiator.

#### Parking

#### Outside

#### General

We are informed by the current owner that there is a remainder of approximately 962 years left on the lease. There is a yearly service charge of £1810.67.

