

Approximate Area = 1001 sq ft / 92.9 sq m  
 For identification only - Not to scale

**Butlers Walk, Bristol, BS5**

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drainaged, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

**The Important Bit**

**Don't forget to register and stay ahead of the crowd.**

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Get in touch to arrange a viewing!

Like what you see?



**171 Butlers Walk, Crews Hole, Bristol, BS5 8DA**  
**Offers In Excess Of £250,000**





Council Tax Band: C | Property Tenure: Leasehold

**NO CHAIN! RIVERSIDE LOCATION! VIEWS!** Nestled in the charming area of Butlers Walk, Crews Hole, Bristol, this delightful three-bedroom maisonette offers a unique blend of comfort and convenience. With no onward chain, this property presents an excellent opportunity for both first-time buyers and those looking to invest in a serene riverside lifestyle. As you enter the maisonette, you are welcomed into a spacious reception room that boasts stunning views of the river, creating a tranquil atmosphere perfect for relaxation or entertaining guests. The property features three well-proportioned bedrooms, providing ample space for a growing family or the flexibility to create a home office. The kitchen is functional and well-equipped, while the bathroom offers a comfortable retreat for your daily routines. Residents can enjoy the benefits of easy access to the city centre, while also relishing the peacefulness of riverside walks just moments away. There is also the added benefit of an allocated parking space located close to the property. This maisonette is not just a home; it is a lifestyle choice, offering the perfect balance of urban living and natural beauty. With its prime location and charming features, this property is sure to attract interest. Do not miss the chance to make this lovely maisonette your new home.



**Communal Entrance**

Door to building, stairs leading to top floor and door to property.

**Entrance Hall**

9'11 x 2'11 (3.02m x 0.89m)

Door to entrance hall, fuse boards, entry phone system, double glazed window to front.

**Lounge/Diner**

18'6 max x 18'1 max (5.64m max x 5.51m max)

Double glazed French doors to Juliet balcony, views of the river, spiral staircase to first floor, double glazed window to rear, two electric heaters, spotlights, circular open wall feature to stairs.

**Kitchen**

10'10 x 10' (3.30m x 3.05m)

Double glazed windows to front and side, wall and base units with worktops over, tiled splash backs, wine rack, sink and drainer, space for fridge/freezer, electric oven and hob, cooker hood, space for washing machine, space for dishwasher, breakfast bar, french doors to lounge/diner.

**First Floor Landing**

Loft access, electric heater, airing cupboard housing hot water tank.

**Bedroom One**

18'1 max x 11'4 max (5.51m max x 3.45m max)

Two double glazed windows to rear, electric heater, fitted wardrobes and storage.

**Bedroom Two**

10' x 9'7 (3.05m x 2.92m)

Skylight window to front, electric heater.

**Bedroom Three**

10' x 8' (3.05m x 2.44m)

Double glazed window to front, electric heater.

**Bathroom**

6'8 x 6'5 (2.03m x 1.96m)

Double glazed window to side, W.C, spotlights, wash hand basin, enclosed bath with shower over, shower screen, heated towel rail, tiled walls, tiled flooring, extractor fan.

**Parking**

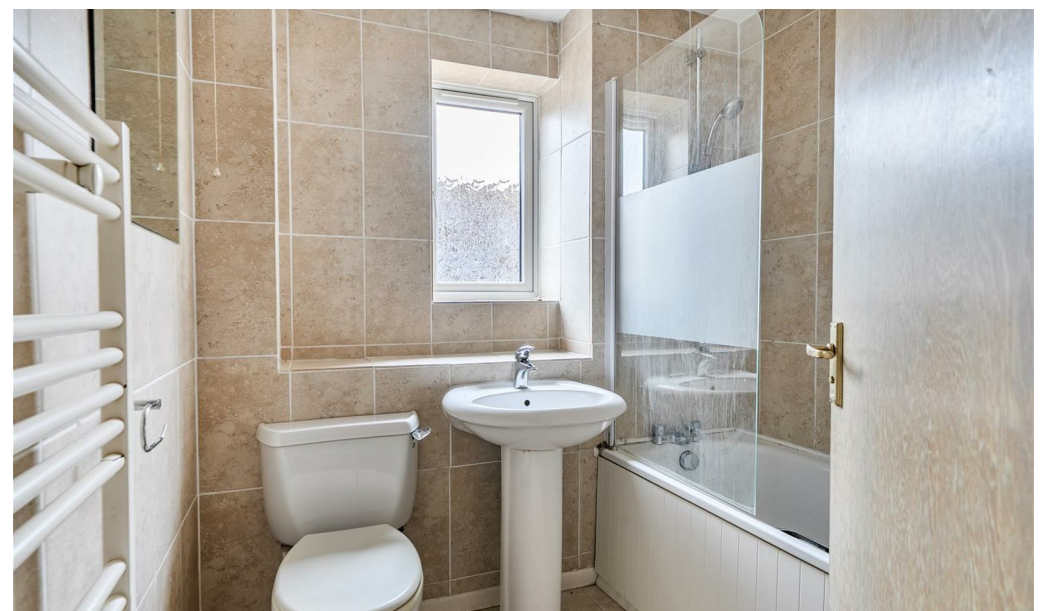
One allocated parking bay, located close to the property.

**Communal Areas**

Communal grounds and bin store for use of the residents.

**Agent Note**

The vendor has advised there are 962 years remaining on the lease. The annual ground rent £152.92 and service charges are £2,553.16 per year. The service charges are reviewed yearly.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

