



MADE WITH Mapsgps 62026  
TOTAL FLOOR AREA: 398 sq ft. (37.0 sq m.) approx.



398 sq ft. (37.0 sq m.) approx.  
GROUND FLOOR





Council Tax Band: A | Property Tenure: Leasehold

Cash Buyers Only - Nestled in the heart of St. Philips, Bristol, this charming top-floor flat on West Street offers a delightful living space perfect for individuals or couples seeking a modern home. The property has been recently decorated throughout, ensuring a fresh and inviting atmosphere for its new occupants. The flat features a spacious double bedroom, providing a comfortable retreat at the end of the day. The open-plan kitchen and lounge area is a standout feature, designed for both relaxation and entertaining. With integrated appliances, the kitchen is not only stylish but also practical, making it easy to prepare meals while enjoying the company of friends or family. One of the significant advantages of this property is that it is vacant and comes with no onward chain, allowing for a smooth and hassle-free purchase process. Additionally, the flat boasts a brand new lease of 150 years from the next ownership, with no ground rent, making it an attractive option for those looking for long-term security. This property is ideal for anyone wanting to enjoy the vibrant lifestyle that Bristol has to offer, with its array of shops, restaurants, and cultural attractions just a stone's throw away. Whether you are a first-time buyer or looking to downsize, this flat presents a wonderful opportunity to own a piece of modern living in a sought-after location. Don't miss the chance to make this lovely flat your new home.



## Communal Entrance

Door into communal entrance, telecom entry phone system, stairs up to top floor flat, windows in communal entrance, post box.

## Hallway

6'0" x 6'0" (1.83m x 1.83m)  
Door into flat hallway, telecom entry phone system, ceiling light, fuse box.

## Bedroom

9'0" narrows to 6'0" x 13'0"  
narrows to 11'0" (2.74m)  
narrows to 1.83m x 3.96m  
narrows to 3.35m)  
Sash window to front, radiator, ceiling light, loft access.

## Bathroom

8'0" x 6'0" (2.44m x 1.83m)  
Bath with shower above, wash hand basin, W.C, partly tiled walls, radiator, ceiling spot lights, extractor fan.

## Kitchen/Lounge

21'0" x 10'0" (6.40m x 3.05m)  
3x sash windows, 1x velux window, kitchen consists of stainless steel sink with drainer and mixer taps, matching wall and base units with worktops over, following appliances are built in; fridge/freezer, washing machine, electric oven with gas hob & extractor hood above, gas combi boiler, partly tiled splashbacks, ceiling light, two radiators, loft access.

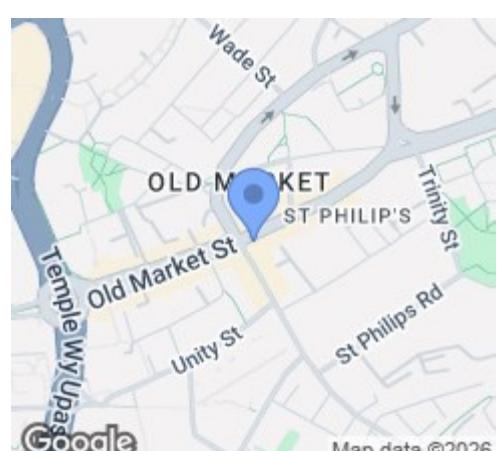
## Agents Note

The vendor has advised the property is leasehold and a brand new lease of 150 years will be created from the next ownership, there is no ground rent charge and the service charge is 1,538.20 per annum



## 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	



The Property  
Ombudsman



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PROTECTED



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PROTECTED