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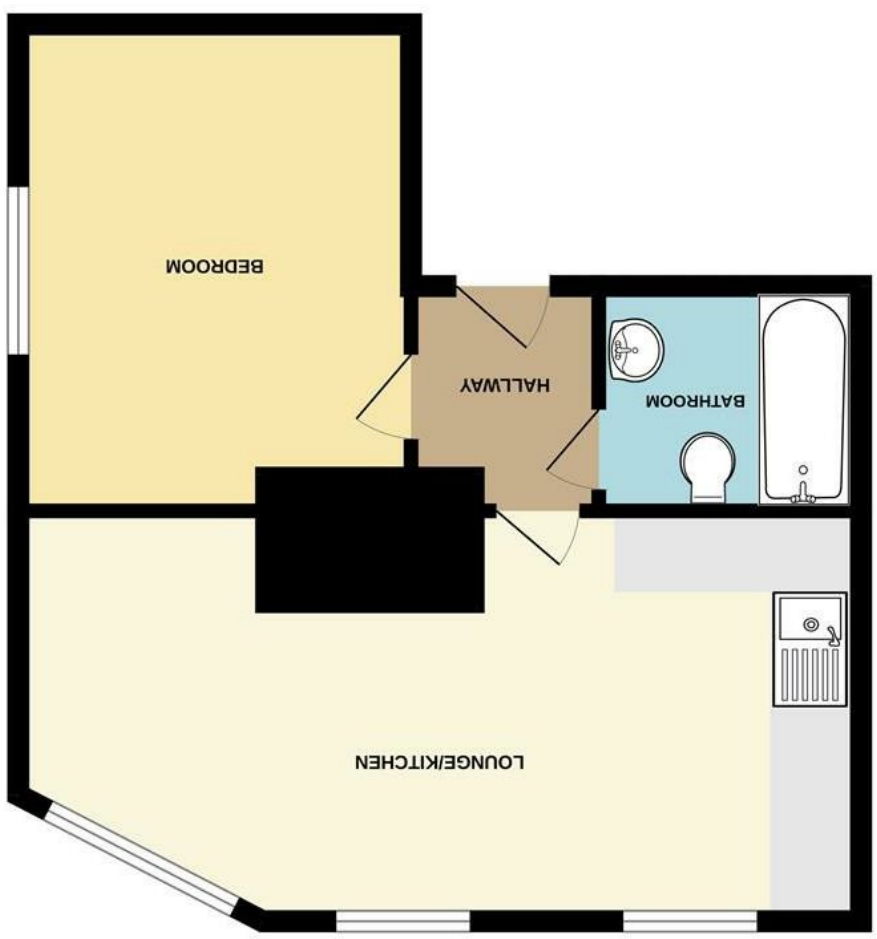
T: 0117 9328165

Get in touch to arrange a viewing!

Like what you see?



TOTAL FLOOR AREA : 426 sq. ft. (39.5 sq.m.) approx.  
Made with AutoCAD 2025



FIRST FLOOR  
 426 sq. ft. (39.5 sq.m.) approx.



**4a West Street, St. Philips, Bristol, BS2 0BH**

**£140,000**



Council Tax Band: A | Property Tenure: Leasehold

Cash Buyers Only - Located in the heart of St. Philips, Bristol, this charming first 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 1st floor flat, windows in communal entrance, post box,

**Hallway**

5'07" x 6'04" (1.70m x 1.93m)  
Door into flat hallway, telecom entry phone system, ceiling light, fuse box,

**Bedroom**

13'07" nt 12'04" x 9'00" nt 5'09"  
(4.14m nt 3.76m x 2.74m nt 1.75m)  
Sash window to front, radiator, ceiling light,

**Bathroom**

5'07" x 7'04" (1.70m x 2.24m)  
Bath with shower above, wash hand basin, W.C, partly tiled walls, radiator, ceiling spot lights, extractor fan,

**Kitchen/Lounge**

22'04" x 11'00" nt 9'09" (6.81m x 3.35m nt 2.97m)  
3x sash windows, 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,

**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			
		69	74
England & Wales		EU Directive 2002/91/EC	

