

**St. Aidans Close, Bristol, BS5**

The important bit 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/draind down, 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.

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**Get in touch to arrange a viewing!**

**Like what you see?**



**19 St. Aidans Close, Bristol, BS5 8RH**

**£119,950**



Council Tax Band: A | Property Tenure: Leasehold

**NO CHAIN!** Nestled in the popular cul-de-sac of St. Aidans Close, St George, Bristol, this delightful studio apartment offers a perfect blend of comfort and modern living. With no onward chain, this property presents an excellent opportunity for first-time buyers or those seeking a low-maintenance lifestyle. The studio features a spacious lounge that seamlessly doubles as a bedroom, providing ample room for relaxation and rest. The modern kitchen is well-equipped, making it ideal for those who enjoy cooking, while the contemporary shower room adds a touch of luxury to your daily routine. One of the standout features of this apartment is the charming balcony, which offers lovely views to the front, perfect for enjoying a morning coffee or unwinding in the evening. Additionally, the property benefits from parking for one vehicle, a valuable asset in this desirable area. Local amenities are within easy reach, ensuring that you have everything you need close at hand. There are also great road links to the city and Troopers Hill Nature Reserve is also close by! Don't miss out on this wonderful home!



### Entrance

Communal front door, stairs leading to the first floor.

### Lounge/Bedroom

14'5 x 8'6 (4.39m x 2.59m)

Door to property, double glazed French doors to balcony, entry phone system, electric heater, fitted pull down double bed, wall units.

### Balcony

7'3 x 3'3 (2.21m x 0.99m)

Enclosed balcony with views of the communal grounds, accessed via lounge/bedroom.

### Kitchen

8'7 max x 6'1 max (2.62m max x 1.85m max)

Double glazed window to rear, wall and base units with worktops over, fuse board, space for washing machine, sink and drainer, space for fridge, space for electric cooker, tiled splashbacks, airing cupboard housing hot water tank.

### Dressing Area

8'6 x 3'10 (2.59m x 1.17m)

Door to lounge/bedroom, sliding door

to shower room, loft access, open built-in wardrobe with hanging rails and drawers.

### Shower Room

8'6 x 4'1 (2.59m x 1.24m)

Double glazed window to rear, W.C, wash hand basin, part tiled walls, electric towel rail, shower tray, shaver point, sliding door to dressing area.

### Parking

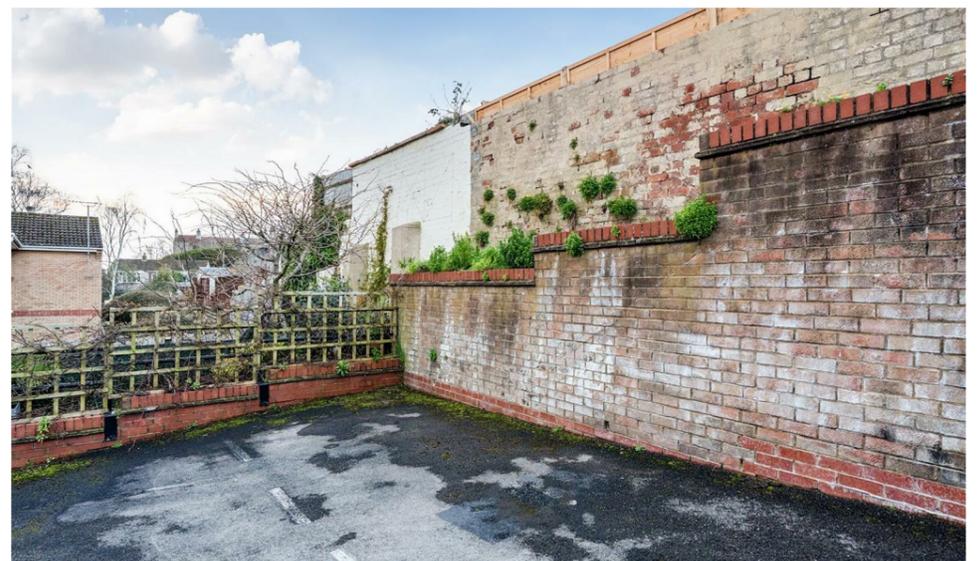
Parking for one car in the residents carpark. Bay number 19. Visitors parking bays on site.

### Communal Areas

Communal grounds for use of the residents.

### Agent Note

The property is leasehold and there are 959 years remaining on the lease (999 year lease starting from 1986). There is an annual ground rent charge of £20. The annual service charge of £998.04, this includes buildings insurance and the charge is 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	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

