3b High Street, Warmley, Bristol, BS15 4ND

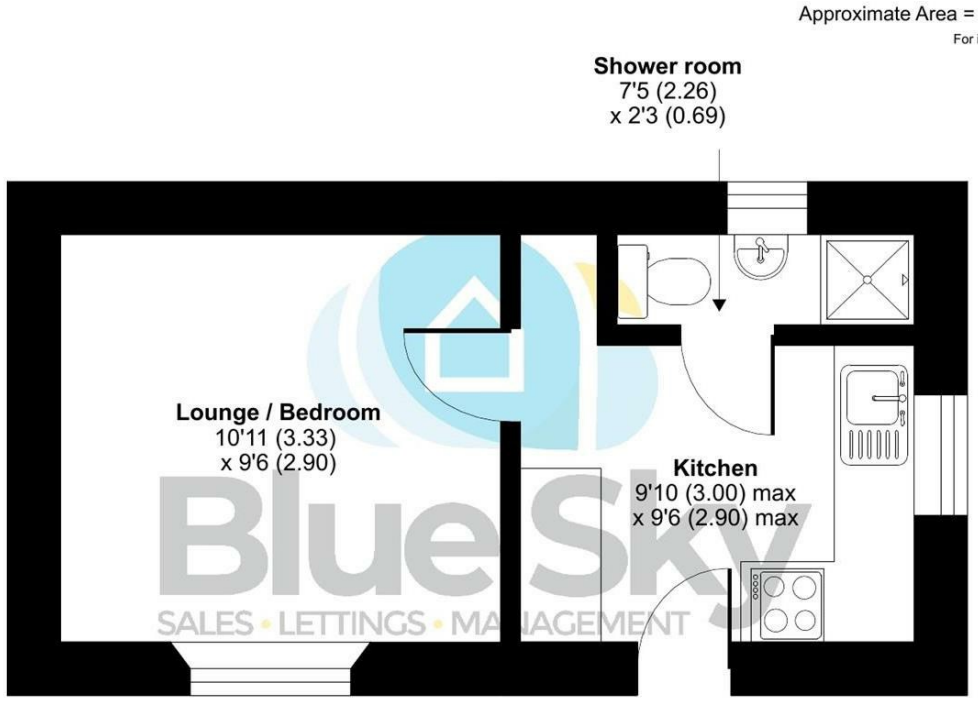
£95,000



High Street, Warmley, Bristol, BS15

Approximate Area = 218 sq ft / 20.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1495038

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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/drained 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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Council Tax Band: A | Property Tenure: Leasehold

SMALL BUT MIGHTY! NO CHAIN! Nestled in the heart of Warmley, Bristol, this charming ground floor studio apartment on High Street offers a delightful living space with a private entrance. The property is well presented, featuring a versatile lounge/bedroom area, a functional modern kitchen and a well-appointed shower room. This property is particularly appealing due to its prime location. Residents will find themselves just a stone's throw away from a variety of local amenities, including inviting cafe, making it easy to enjoy the vibrant community atmosphere. Excellent transport links are readily available, with bus stops nearby and a scenic cycle track for those who prefer to explore on two wheels. With no chain involved, this studio apartment is ready for immediate occupancy, making it an excellent opportunity for first-time buyers or those seeking a low-maintenance lifestyle in a popular area. Whether you are looking for a cosy home or a smart investment, this property is sure to impress. Don't miss the chance to make this lovely studio your own.





Access
Shared pathway leading to front door, gas meter, bin store area.

Kitchen
9'10 max x 9'6 max (3.00m max x 2.90m max)
Double glazed door to side, double glazed window to rear, wall mounted gas combination boiler, fuse board, radiator, loft hatch, a range of wall an base units with worktops over, sink and drainer, electric hob and oven, cooker hood over, tiled splash backs, space for washing machine, space for fridge, space for freezer.

Lounge/Bedroom
10'11 x 9'6 (3.33m x 2.90m)
Double glazed window to side, radiator.

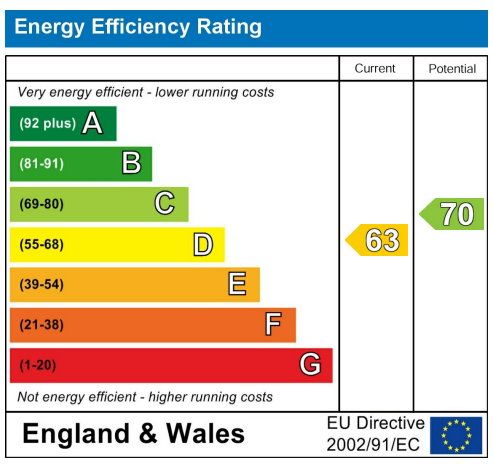
Shower Room
7'5 x 2'3 (2.26m x 0.69m)
Double glazed window to side, radiator, W.C, wash hand basin, shower cubicle, extractor fan, shaver point, tiled splash backs, part UPVC panelled walls, spotlights.

Agent Note
The vendor has advised there is a new lease of 999 years as from 2026. There is no annual ground rent charge and annual service charge is £600 approx. The service charge will be reviewed yearly.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









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