





SALES • LETTINGS • MANAGEMENT

Like what you see?

Get in touch to arrange a viewing!

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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/drainage 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.

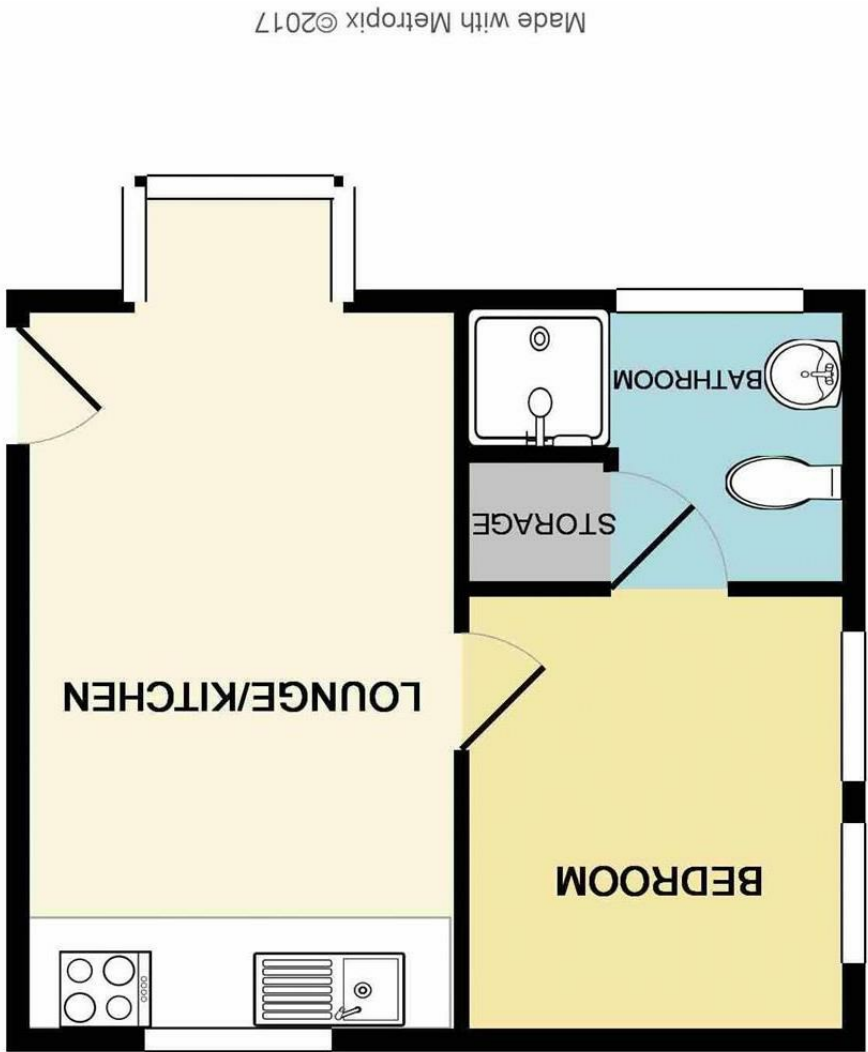




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11 Godfrey Court, Longwell Green, Bristol, BS30 7EQ

£800 PCM



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Council Tax Band: A | Property Tenure:

FANTASTIC GROUND FLOOR FLAT LOCATED IN THE EVER POPULAR LONGWELL GREEN AREA!! This cosy flat will make a great home for a working professional or couple. You can find within walking distance many amenities including; Gallagher Retail Park, Asda, and The Aspects Leisure Complex. In addition, it is near lots of open green space to enjoy such as Hanham Hills and Willsbridge Nature Reserve. This property is not to be missed!! Accommodation comprises: Communal entrance and stairs to the main door, an open plan kitchen/lounge diner with integrated electric oven and hob and fridge, a good size storage area, a bedroom and a shower room with a white suite. The property also benefits from double glazing, low council tax (band A) and a parking space!! Offered Unfurnished and Available NOW!! This property is not suitable for smokers, students, sharers or pets.

Council Tax Band A
Holding Deposit 1 week : £184.62
Dilapidations Deposit 5 weeks : £923.10

AWARD WINNING LETTINGS AGENT .



Lounge/Kitchen
15'7" x 9'4" (4.75 x 2.84)
Cooker, hob and fridge

Bedroom
9'6" x 8'3" (2.90 x 2.51)

Shower Room
5'4" x 8'3" (1.63 x 2.51)

