



**MAGGS
& ALLEN**

GROUND FLOOR FLAT, 145 CHELTENHAM

BRISTOL, BS6 5RR

Asking Price £190,000

Opportunity to purchase a well presented 1 bedroom flat of approximately 500 sq. ft. comprising a lounge, double bedroom, kitchen and bathroom. Benefits include gas central heating and attractive sash windows.

Offered with no onward chain and the property is situated in a very convenient location on Cheltenham Road within close proximity to Gloucester Road and Stokes Croft. The property would make an ideal first time purchase or investment.

To be sold with vacant possession on a new long leasehold basis.

The Dolphin School approx. 0.21km

Cotham Gardens Primary School approx. 0.516km

Montpelier High School approx. 0.32km

Location

The property is situated in a convenient location on Cheltenham Road within close proximity to Gloucester Road and Stokes Croft.

Directions

From the Maggs & Allen office, continue onto Linden Road. Continue straight onto Cranbrook Road and then take a left onto Zetland Road and then right onto Cheltenham Road.

Service Charge

25% share of any works required.

Ground Rent

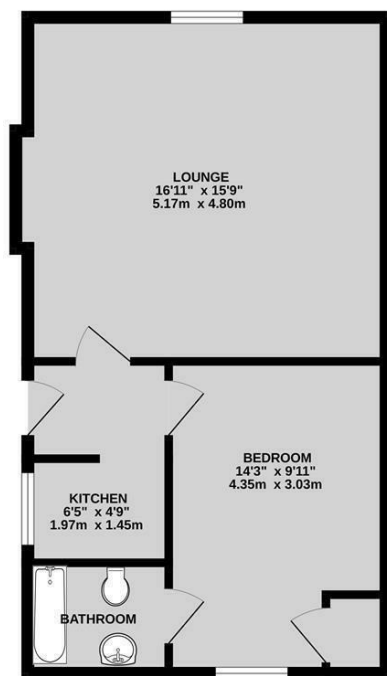
No ground rent payable.

Tenure

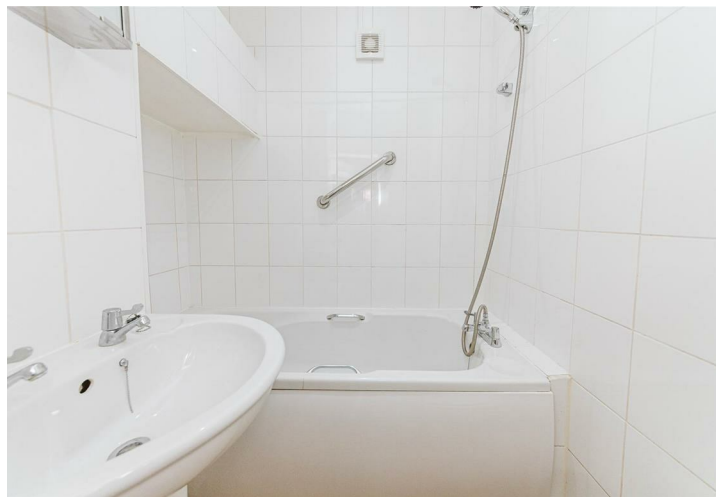
To be sold on a new long leasehold basis. The purchaser will become a director of the management company and own a share of the freehold. Any maintenance and repairs required will be split 25% between the shop and 3 flats above.



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 496 sq.ft. (46.1 sq.m.) :
Whilst every attempt has been made to ensure the accuracy of the floorplan, the position of doors, windows, rooms and any other items are approximate and no responsibility is accepted for any errors or omissions. This plan is for illustrative purposes only and should not be used for any other purpose. The services, systems and appliances shown have not been checked and their operation or efficiency can be given.
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- Hall Floor Flat
- One Double Bedroom
- No Onward Chain
- Ideal Investment
- Convenient Location

Guide Price: £190,000

Tenure: Leasehold

Council Tax Band: A

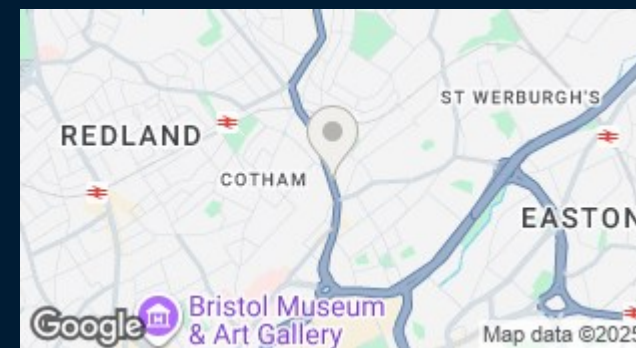
EPC Rating: D

Local Authority: Bristol City Council

Viewing: By appointment only.

Contact Us: 0117 949 9000

Important Notice: This information was provided at the time of instruction and may be incorrect or liable to change. Please contact the office to confirm any details.





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