

annejames

Experts in property since 1991



£215,000

Flat 2 Conham View 75 Church Road Hanham BS15 3AF

- *GROUND FLOOR APARTMENT***
- *WELL PRESENTED ACCOMMODATION***
- *TWO BEDROOMS***
- *ALLOCATED PARKING SPACE***
- *PLEASANT TUCKED AWAY LOCATION***
- *UPVC DOUBLE GLAZING***



Zoopa.co.uk



PrimeLocation.com

89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

Tel: 0117 9328611

www.annejames.co.uk



The accommodation comprises more fully as follows: - (all measurements are approximate)

Communal Entrance

There is a communal entrance to the property with intercom system, There is a small staircase which leads to the apartment.

Apartment hallway

Door into the hallway, laminate wood flooring , door to storage cupboard, doors into the bedrooms and bathroom and door into an open concept lounge/kitchen.

Open concept Lounge/Kitchen 14' 11" x 11' 11" (4.54m x 3.62m)

Lounge Upvc double glazed window to the rear, double radiator, single radiator, TV point, laminate flooring, opening into the kitchen area. Kitchen Area 7' 7" x 5'1" (2.30 x 1.54) Range of wall and base units with square edge work surfaces, stainless steel sink with mixer tap, integrated oven, gas hob, stainless steel cooker hood, washing machine, integrated oven, laminate flooring.

Bedroom One 12' 6" x 8' 4" (3.82m x 2.55m)

Upvc double glazed window to the front, storage cupboard housing a gas wall mounted 'Worcester' boiler, TV point, double radiator.

Bedroom Two 9' 1" x 6' 7" (2.76m x 2.01m)

Upvc double glazed window to the front, radiator, telephone point.

Bathroom 6' 5" x 5' 2" (1.95m x 1.57m)

Modern white suite comprising of a panel bath with mixer shower attachment and tap, low level WC, pedestal wash hand basin, tiled splash backs, radiator, laminate flooring, extractor fan.

Allocated Parking

The property is approached via a long private driveway leading to an allocated parking space.

Tenure

Leasehold 999 years from 2009

Management fee

£312.54 per quarter $312.54 \times 4 = \text{£}1250.16$

Local Authority

South Gloucestershire

Council tax

Band B

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate; accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains / blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

Energy performance certificate (EPC)

Flat 2 Conham View
Church Road
Hanham
BRISTOL
BS15 3AF

Energy rating
C

Valid until: **6 June 2029**

Certificate number: 0954-2893-6663-9701-6711

Property type

Ground-floor flat

Total floor area

45 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

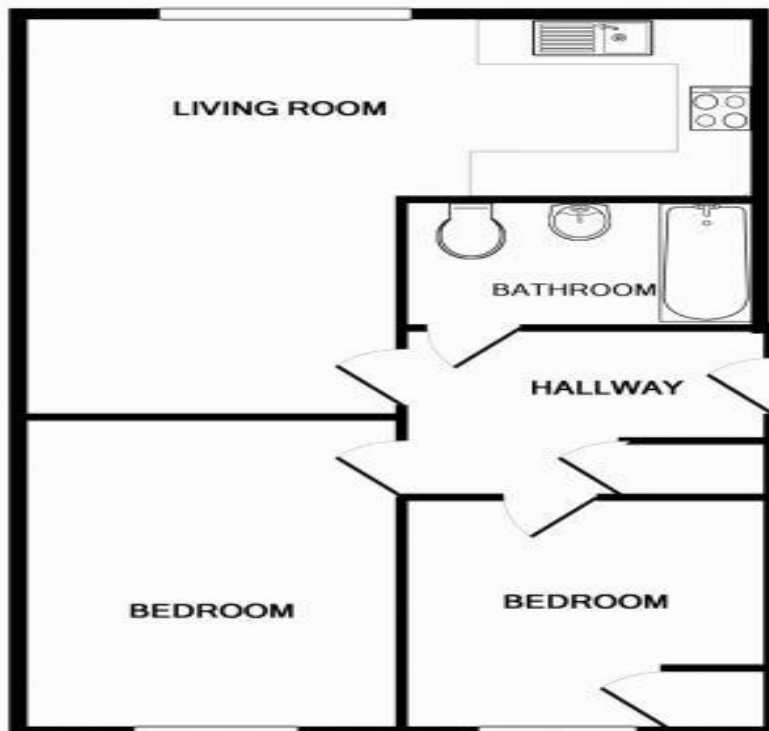
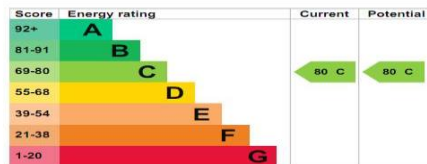
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.