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£195,000

Flat 1 240 Church Road St. George BS5 8AF

NO CHAIN

SECURE PARKING (PRIVATE ACCESS TO APARTMENT)

PURPOSE BUILT GROUND FLOOR APARTMENT

OWN ENTRANCE

NEWLY DECORATED AND FLOORING

GENEROUS COURTYARD GARDEN



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89A BATH ROAD LONGWELL GREEN BRISTOL BS30 9DF

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

Description

Located close to St Georges Park, shops, cafes and bar's and on a direct bus route to the City Centre (approx 2.5 miles away) is this well presented one bedroom ground floor apartment which is offered for sale with NO CHAIN. The property boasts two private entrances, one from Church Road and the other from its secure undercroft parking space. The property which has recently been decorated with new carpets laid briefly comprises of an open concept living area with a generous, modern hi-gloss kitchen with integrated dishwasher, fridge, oven and hob, a utility room with a washer/dryer and a freezer, a modern white bathroom and a generous bedroom. Further benefits include gas central heating, double glazing and a private generous enclosed courtyard garden, sole use of the owners of the apartment. Sure to be of great interest early viewing is advised.

Entrance

The property has its own private gated access located to the side of the development.

Entrance

Obscure glazed side entrance door to the open concept living area.

Open concept living area 18' 10" x 18' 3" (5.75m x 5.55m)

Double glazed French doors and window to the courtyard garden, TV and telephone point, two radiators, range of white hi gloss wall and base units with square edge work surfaces, stainless steel sink with mixer tap, stainless steel oven, gas hob and cooker hood , integrated dishwasher and fridge, concealed wall mounted gas boiler, doors into the utility room and bedroom.

Utility Room 6' 1" x 3' 9" (1.85m x 1.14m)

Door into the bathroom, wall units, square edge work surfaces with a freezer and washer/dryer under

Bathroom 6' 10" x 6' 1" (2.09m x 1.85m)

Double glazed obscure window to the front, modern white suite comprising of a panel bath with shower attachment and glass screen, low level WC with concealed cistern, inset wash hand basin with mixer tap, inset spot lights, heated towel rail.

Bedroom 12' 2" x 11' 4" (3.70m x 3.45m)

Double glazed window to the side, radiator, TV and telephone point.

Allocated Parking

There is an allocated parking space located under the development, this accessed via and electric door. There is a bin store and a private access door for sole use of the occupier to the property.

Tenure

Leasehold

Local Authority

Bristol City Council

Service Charge and ground rent

Tba

Council Tax Band

Council Tax Band A

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 1 Parkgate
240, Church Road
St. George
BRISTOL
BS5 8AF

Energy rating

B

Valid until: 15 April 2024

Certificate number: 8602-4458-5039-3996-5443

Property type Ground-floor flat

Total floor area 55 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 B. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		