



Flat 9, Selsdon House 1 Smyths Close, Avonmouth, Bristol, BS11 9FS

**GUIDE PRICE £195,000**

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## PROPERTY OVERVIEW

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Set within the heart of Avonmouth Village, Selsdon House is a distinctive and characterful building, designated as a Building of Townscape Merit. Originally constructed in 1926 as the Avonmouth Post Office, the building was carefully converted to create an exclusive collection of apartments, thoughtfully blending period architecture with modern living.

Flat 9 occupies the top floor of the building and was converted in 2018, with further improvements carried out by the current owner. The apartment offers well-balanced accommodation that makes excellent use of the space, combining character features typical of the building with contemporary finishes throughout.

The layout provides a comfortable living environment, with a modern fitted kitchen, well-proportioned living space, and a neatly appointed bathroom suite. The apartment benefits from its elevated position within the building, enhancing privacy and natural light. There is also an allocated car parking space at the rear of the property.

The property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, investors, or those seeking a low-maintenance home in a well-connected location.

### Location

Avonmouth Village is exceptionally well positioned for access to the M5 and M4 motorway network, making it ideal for commuters. Bristol City Centre is less than 15 minutes away, while The Mall at Cribbs Causeway can be reached in approximately 10 minutes.

Avonmouth railway station is within easy walking distance and offers regular services into Bristol Temple Meads, typically twice an hour during peak times. The area is also well served by local bus routes providing direct access to Cribbs Causeway and Bristol City Centre.

### Lease Information

Length of Lease Remaining: Approx. 117 years

Ground Rent: Approx. £250 per annum

Service Charge: Approx. £2,255.70 per annum



# KEY DETAILS

- Top Floor Apartment Within An Attractive Building
- Converted In 2018& Improved By The Current Owner
- Well Proportioned Living Accommodation
- No Onward Chain
- Convenient Village Location With Excellent Transport Links
- Allocated Car Parking Space

Guide Price: £195,000

Tenure: Leasehold

Council Tax Band: A

Local Authority: Bristol City Council

Vendors Onward Position:

No Onward Chain

EPC: C

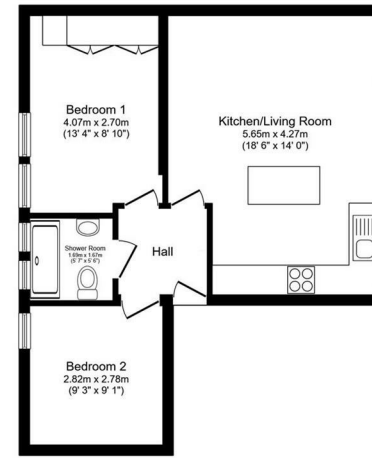
Viewing: By appointment only



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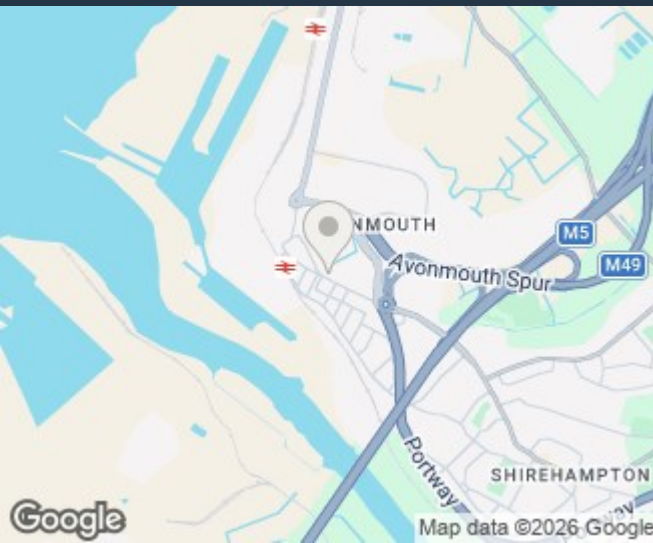
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Total floor area: 48.1 sq.m. (518 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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These particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order and have not been checked nor tested. Please note that any site or floor plans are for illustrative purposes only and may not be to scale and any photographs may have been taken with a wide angle lens. Any distance from schools are for guidance only and you should make your own enquiries with the local authority. Purchasers should satisfy themselves of this prior to purchasing.

If you would like a valuation please either call, email or follow the QR to book online.



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