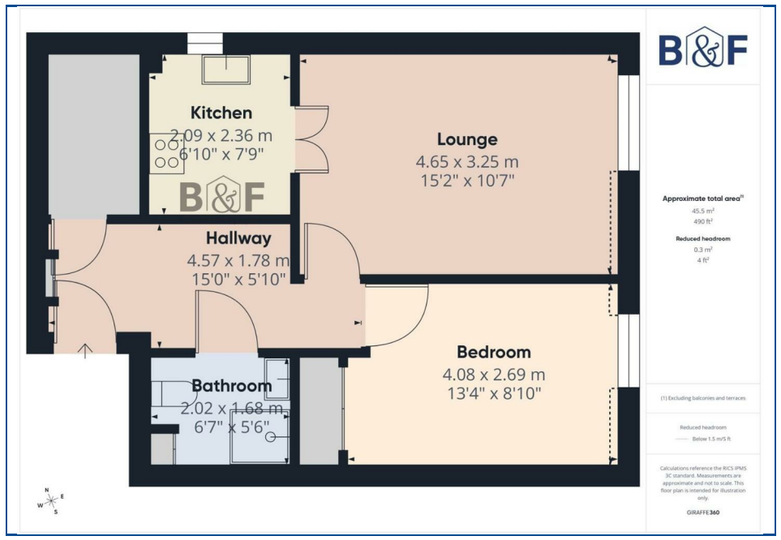
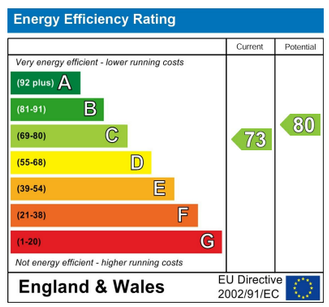






- Retirement Flat
- Lounge Diner
- Shower Room
- Top Floor Views
- Double Bedroom
- No Onward Chain



MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

Brunt & Fussell

t: 01179566004 **e:** info@bruntandfussell.co.uk **www.bruntandfussell.co.uk**
141 High Street, Staple Hill, Bristol, BS16 5HQ







26 Britannia Court, Christchurch Lane, Downend, BS16 5TR
£120,000



Hallway 14'6" x 5'11"

Shower Room 6'8" x 5'7"

Bedroom One 13'6" x 8'11"

Lounge/Diner 15'5" x 10'9"

Kitchen 8'0" x 7'0"

Offered with no chain, is this splendid purpose built one bedroom top floor retirement apartment. The property is offered with vacant possession and benefits from double glazed windows, electric heating and modern kitchen and shower room facilities. The apartment briefly comprises large hallway which could suit a study/hobby area, lounge/diner, fitted kitchen with washing machine and tumble dryer, double bedroom with fitted wardrobes and wet room bathroom. Outside there is delightful communal gardens and some parking. Situated on this popular complex with local doctor surgery only a stones throw away and local shops and bus routes close by. We fully recommend an early internal inspection.
Council Tax C. Energy Rating C.
Annual Service Charge £2012 PA. Ground Rent £602.56 PA .

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR **

