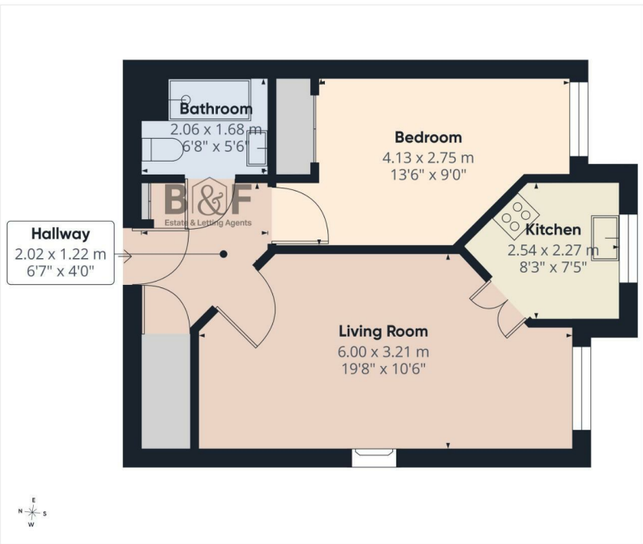


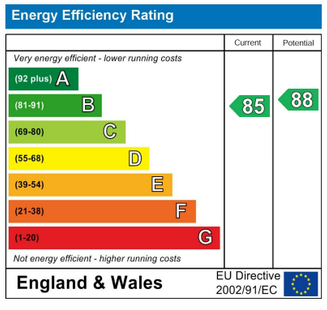








- Retirement Flat
- Shower Room
- Electric Heating
- Fitted Kitchen
- Guest Suite
- Double Bedroom
- Double Glazing
- Lounge Diner
- Communal Lounge
- Lovely Gardens



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

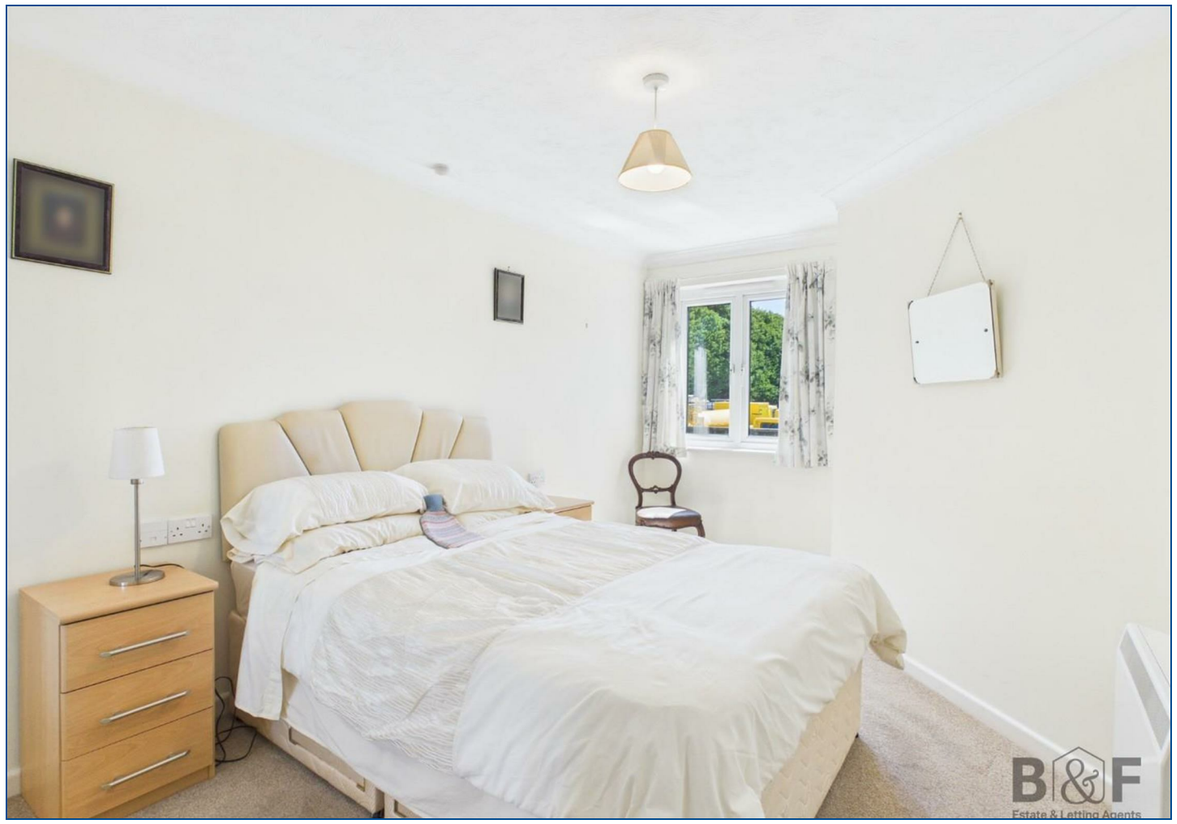






Park View Court Albert Road, Staple Hill, Bristol, BS16 5HG

£125,000



Hallway

Lounge Diner

Kitchen

Bedroom

Bathroom

Communal Gardens

Offered with no onward chain, is this fine one bedroom first floor retirement flat. The property is in good order and comprises hallway with entry phone, spacious lounge/dining room, fitted kitchen, bedroom with mirrored fitted wardrobes and bathroom. There are delightful communal gardens, a guest suite and communal lounge. Other benefits include double glazing and electric heating. Situated in this popular development by Page Park and close to the amenities of Staple Hill, Doctors surgery and bus routes. Energy Rating TBC. Council Tax Band C. Remaining Lease 99 Years, Current Annual Maintenance Fee £2180, Annual Ground Rent £646.

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

