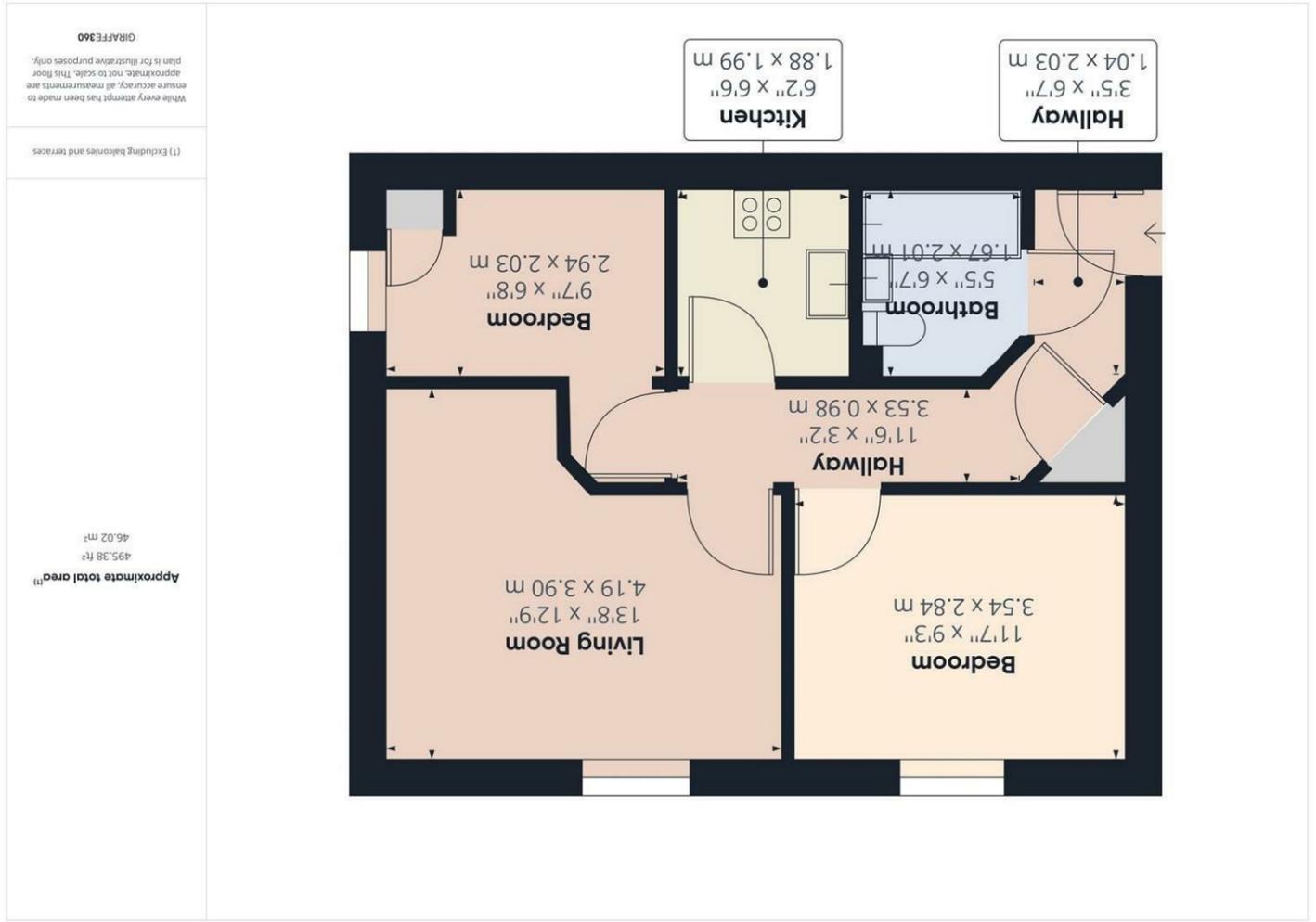


Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



Hallway 11'6" x 3'2" (3.53 x 0.98)
Living Room 13'8" x 12'9" (4.19 x 3.90)
Kitchen 6'2" x 6'6" (1.88 x 1.99)
Bedroom 11'7" x 9'3" (3.54 x 2.84)
Bedroom 9'7" x 6'7" (2.94 x 2.03)
Bathroom 5'5" x 6'7" (1.67 x 2.01)
 Lease - 999 years from 2009
 Management Charge - £1020 per annum
 The Vendor advises that no ground rent is payable



- Living room
- Kitchen
- Two bedrooms
- Bathroom
- Allocated parking
- No chain

Flat 7, Matrow Court 2 High Street, Warmley, Bristol, BS15 4ND
£1,100

PROPERTY TYPE Flat
BEDROOMS 2
RECEPTION ROOMS 1
BATHROOMS 1
EPC RATING B
COUNCIL TAX BAND B



Purpose built second-floor apartment, ideally situated near the Ring Road.

With accommodation comprising living room, kitchen, bathroom with shower, two double bedrooms, gas central heating and allocated parking.

Please note the property is currently tenanted the photographs were taken before the commencement of the tenancy.



the location

Super convenient location, offering excellent access to the Avon ring road, Bristol and Bath cycle track, the extensive facilities of Kingswood, and retail parks at nearby Longwell Green. The green space of Kingswood park, Grimsbury farm and Siston Common are nearby. Bristol 4.2 miles Bath 9.0 miles.

what the owners will miss

Offered for sale with no onward chain!



just a thought...

This home is ready to move into. Ideal first purchase or for the buy to let investor!