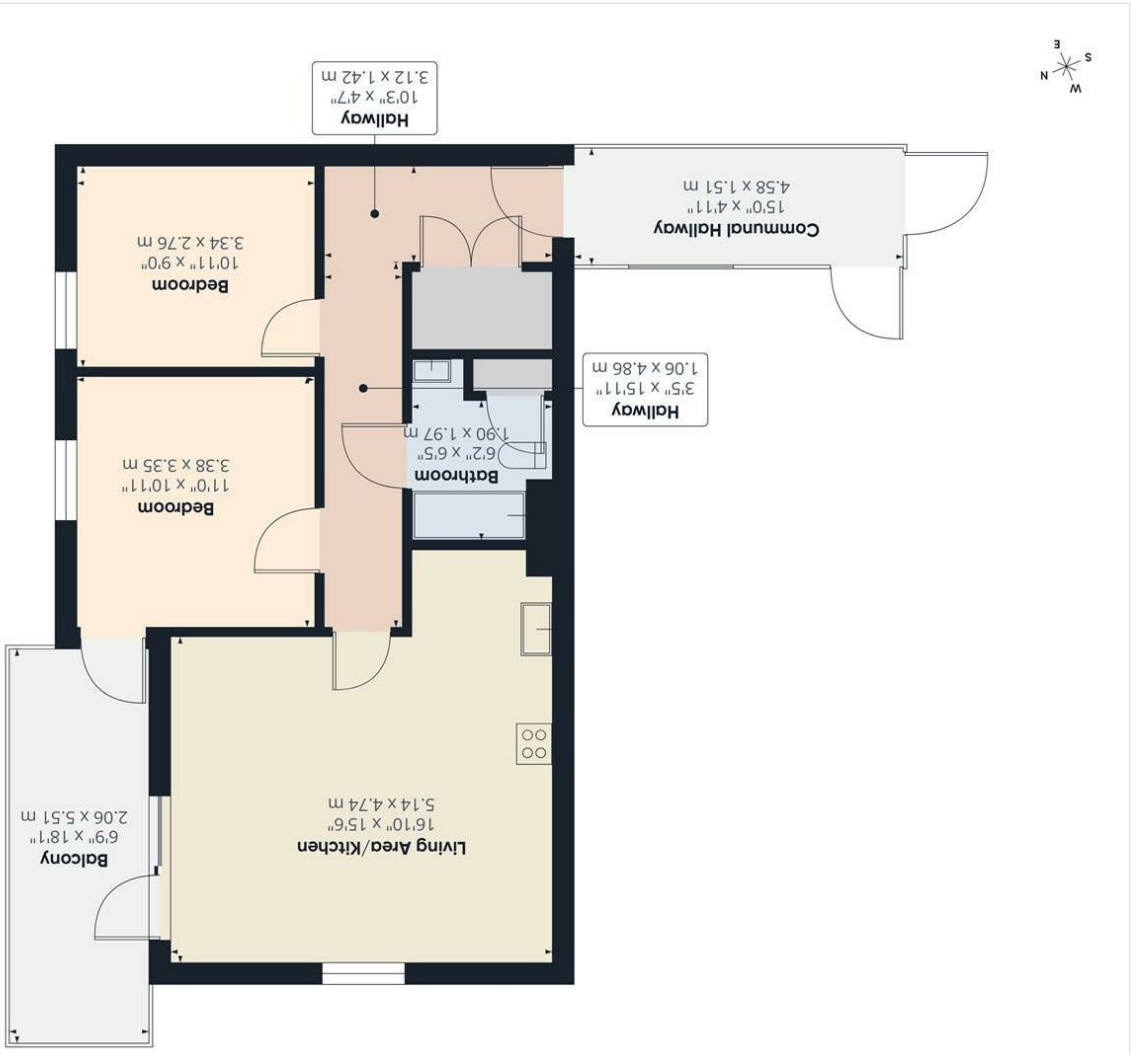


Approximate total area(1)	
692 ft²	
64.4 m²	
Balconies and terraces	
196 ft²	
18.2 m²	

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- First floor apartment
- Open plan living area
- Modern fitted kitchen
- Two bedrooms
- Private parking
- Electric heating
- Ideal first time buyers/investors

1 Kynaston View, Hanham, Bristol, BS15 3FL

£250,000 Leasehold

DW SMITH EST 1999

Hallway

Living Area/Kitchen
16'10" x 15'6" (5.14m x 4.74m)

Bedroom
11'1" x 10'11" (3.38m x 3.35m)

Bedroom
10'11" x 9'0" (3.34m x 2.76m)

Bathroom
6'5" x 6'2" (1.97m x 1.90m)

Balcony
18'0" x 6'9" (5.51m x 2.06m)

Lease - 999 year from 30 April 2015

Management Charge - £2283.84

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, 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.

DW Smith & Company, 54 High St, Hanham, Bristol BS15 3DR **TEL** 0117 967 0900
EMAIL enquiries@youridealhome.co.uk **WEB** dwsmithandco.co.uk

DW SMITH EST 1999

PROPERTY TYPE Flat

BEDROOMS 2

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B

A spacious two-bedroom first floor apartment.

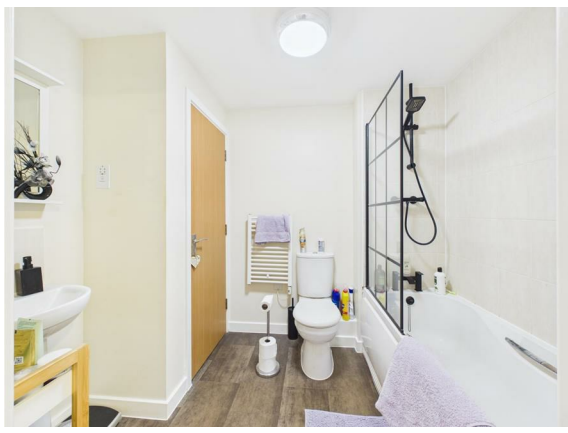
The property features a bright open-plan living area, combining a modern fitted kitchen with a dining and lounge space.

There are two well-proportioned bedrooms, a good-sized bathroom, and a walk-in wardrobe.

Externally, the apartment benefits from a private parking space.

Situated within the Barratt “Eco Village” development, this attractive home is perfectly suited for first-time buyers, downsizers, or investors.

The main Eco features of the Hanham Hall properties is they are Incredibly well insulated SIP walls (including soundproofing on party walls) and floors, with a mechanical ventilation & heat recovery unit (MHRU) so you don’t lose any heat unless you open a window. Solar panels on the roof cut down electricity bills. The rainwater harvesting (RWH) system from the roofs uses ‘grey water’ for your washing machine to help reduce your water bill. A SUDS system is designed to collect surface water from roads and pathways and channel it through swales into the wildlife pond by the playgrounds.



Offered for sale with on onward chain!

the location

Set on the edge of the cycle path, there is a range of good local amenities at nearby Hanham high street and the retail park at Longwell Green. With lovely walks over the Hanham hills and nearby Conham river park, Gover Road playing fields are also on the doorstep, Hanham Common is 1/2 mile away. Bristol 3.9 miles Bath 8.6 miles

just a thought...

'Eco Village' lifestyle with superb surroundings, and all the conveniences of modern day living - a great alternative to older developments!