



Flat , Tan Gardens, A Courtfield Grove, Bristol
£183,500

1 bedroom flat for sale | Leasehold **SSTC**

Discover your new home in this charming, first-floor flat, accessed via a secured entrance. This delightful one-bedroom residence is designed for comfort and convenience, boasting a bright and airy atmosphere enhanced by plush carpeting throughout.

As you step inside, you'll find a spacious storage area to your left, providing space for all your belongings. To the right, the generous double bedroom features a double-glazed window that overlooks green scenery.

Tiled bathroom includes a modern shower, sink, toilet, and a heated towel rail.

Living/dining room is perfect for relaxation or entertaining. This space leads into the fully equipped kitchen, with plenty of cupboards. A Velux window allows natural light to flood in.

Flat comes with a private garage located at the back, providing secure parking and extra storage options.

Tenure: Leasehold

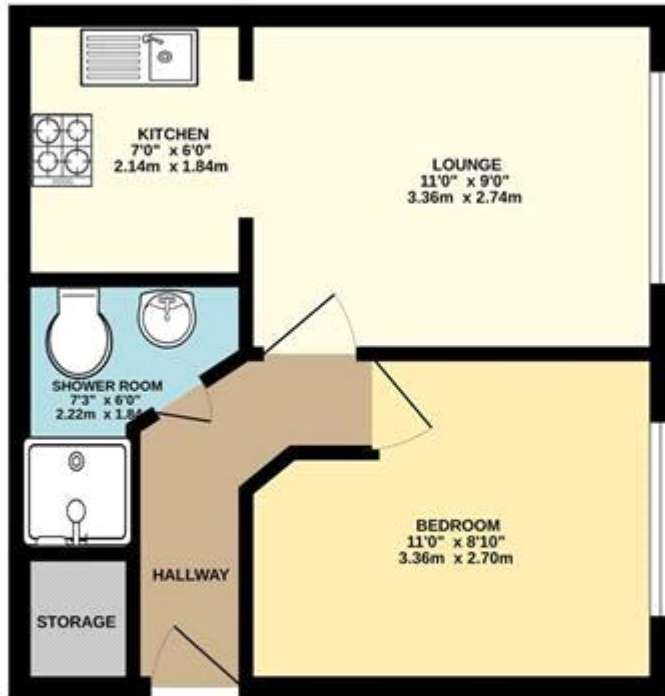
Ground Rent: £0 per year

Service Charge: £55 per month



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

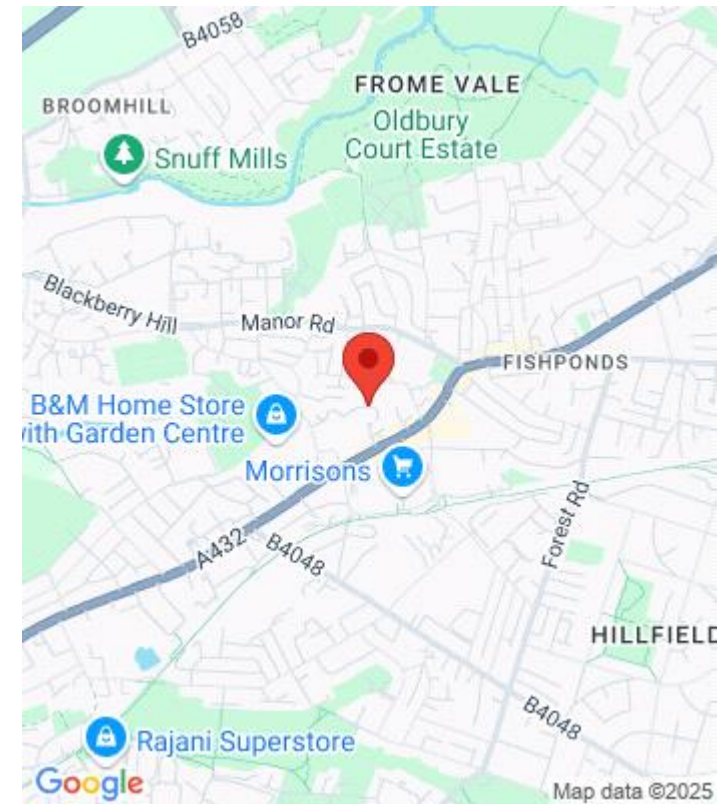
GROUND FLOOR
304 sq.ft. (28.3 sq.m.) approx.



FIRST FLOOR 1 BEDROOM FLAT

TOTAL FLOOR AREA - 304 sq ft, (28.3 sq.m.) approx.

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Made with Heringo 10/20



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.