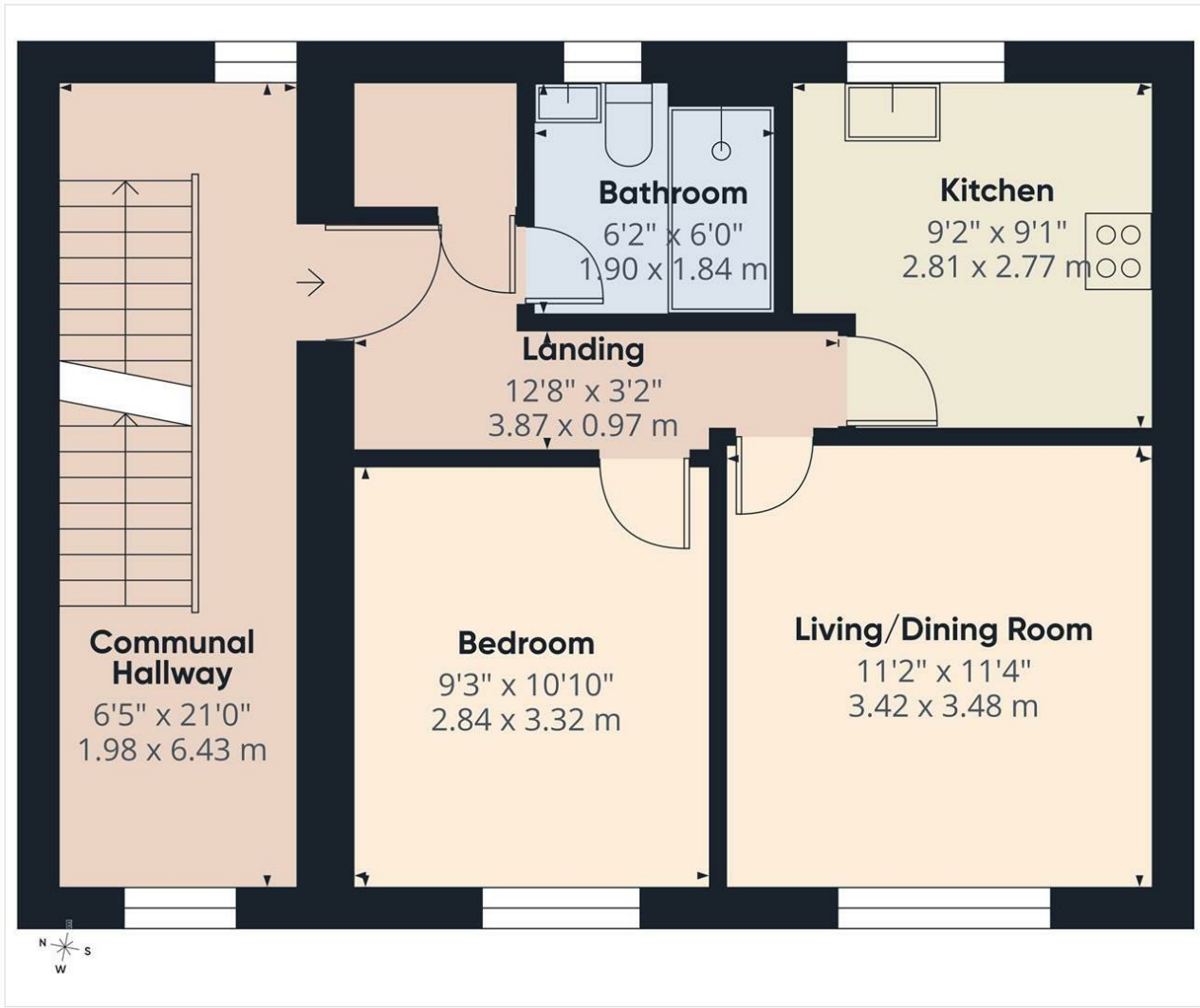
81 Butlers Close, St George, Bristol, BS5 8AX

£170,000 Leasehold

DW SMITH EST 19 99



- Spacious one-bedroom apartment
- Popular riverside development
- Lounge
- Fitted kitchen
- Double bedroom
- Bathroom
- Convenient for Troopers Hill Nature Reserve
- Ideal first time purchase or investment opportunity
- No onward chain



Landing

Living/Dining Room
11'5" x 11'2" (3.48m x 3.42m)

Kitchen
9'2" x 9'1" (2.81m x 2.77m)

Bedroom
10'10" x 9'3" (3.32m x 2.84m)

Bathroom
6'2" x 6'0" (1.90m x 1.84m)

Leasehold - 999 from 01 January 1994

Management charge £1059.00 per annum

Ground Rent £50 per annum

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

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PROPERTY TYPE Flat

BEDROOMS 1

RECEPTION ROOMS 1

BATHROOMS 1

EPC RATING C

COUNCIL TAX BAND B

If you wish to proceed with an offer on this property, we are required to undertake Anti-Money Laundering (AML) checks in line with HMRC regulations. These checks are carried out by our compliance partners, Coadjute, and are subject to a fee.





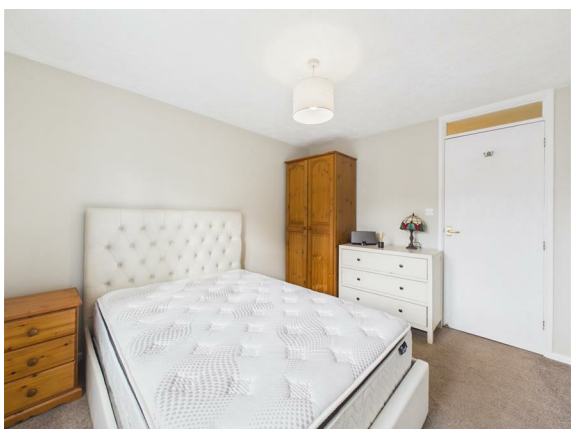


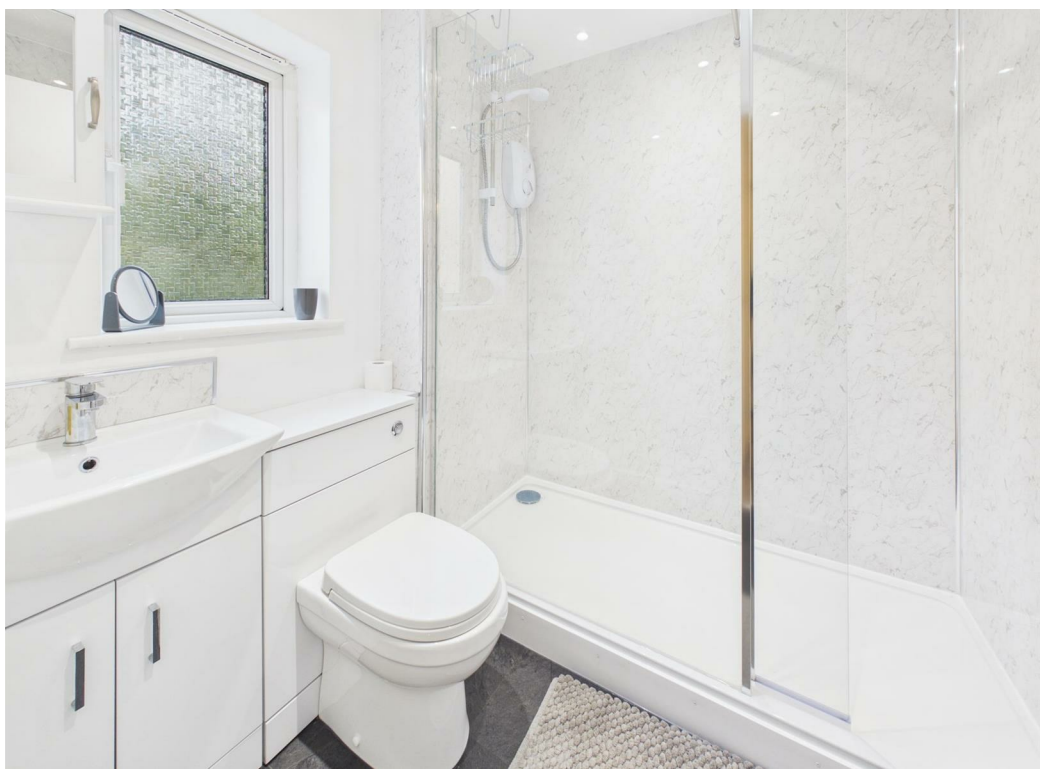


A fantastic opportunity to purchase this spacious one bedroom apartment ideally situated within this popular riverside development.

Offering well proportioned accommodation comprising entrance hallway, generous lounge, fitted kitchen, spacious double bedroom and bathroom.

Perfectly positioned to enjoy scenic riverside walks, the nearby Troopers Hill Nature Reserve and convenient access to the city centre, this property would make an ideal first-time purchase or investment opportunity.







what the owners will miss

Offered for sale with no onward chain!



the location

Set close to the River Avon, Conham river park and Troopers Hill nature reserve, offering a feel of the country, yet being set close to the City. Bristol and Bath are both comfortably commutable. Bristol 3.4 miles Bath 10.1 miles

just a thought...

If you hadn't considered this area before, think again. Surprisingly close to town, nestled on the edge of the river Avon, with wooded walks and Troopers Hill nature reserve literally across the road.