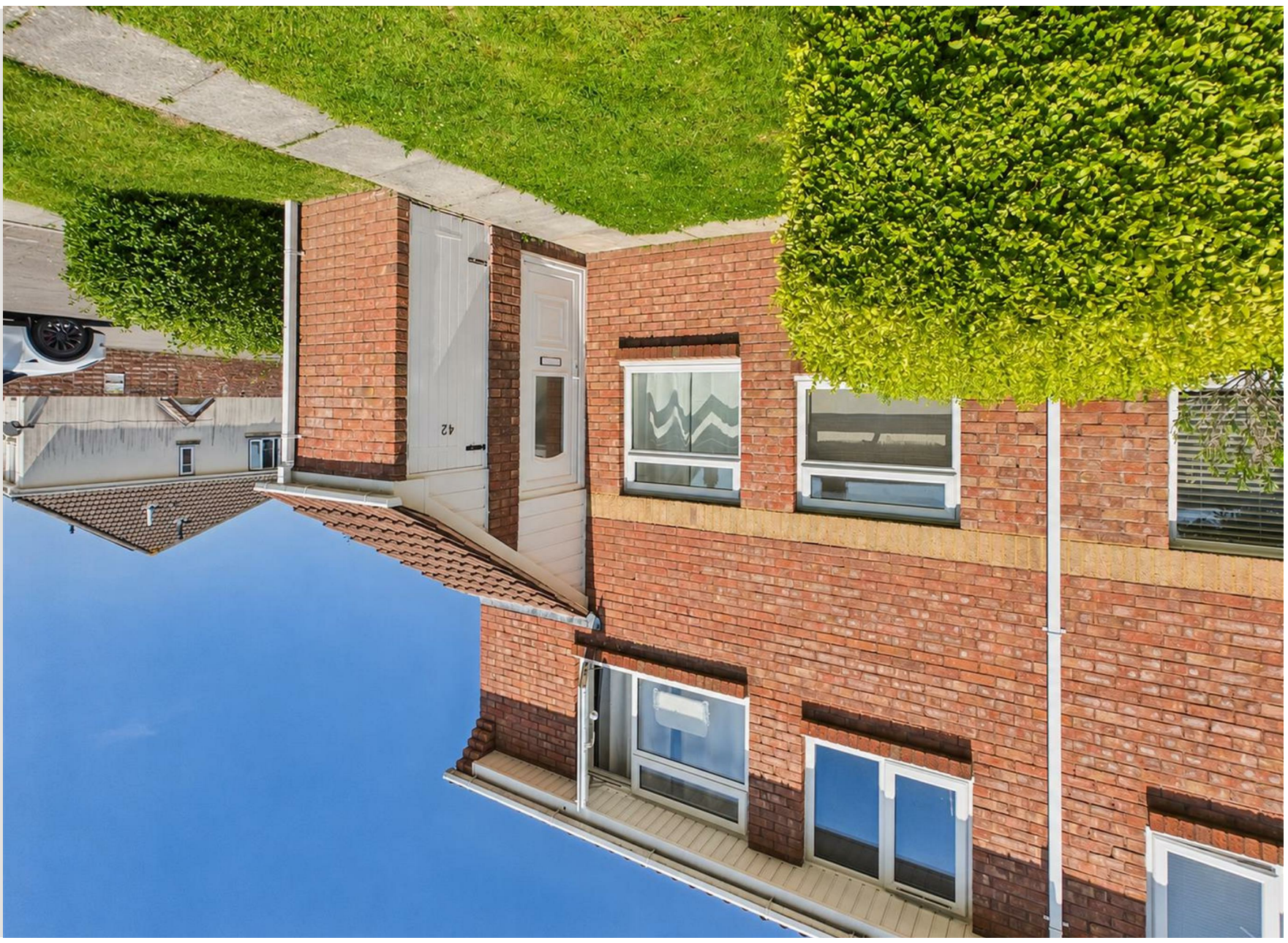
42 St. Aidans Close, St George, Bristol, BS5 8RH

£140,000 Leasehold

DW SMITH EST 19 99



- Well-presented ground floor apartment
- One double bedroom
- Bright living room
- Separate fitted kitchen
- White bathroom suite
- Allocated parking space
- Offered for sale with no onward chain
- Ideal for first-time buyers, downsizers or investors



Living/Dining Room
14'11" x 8'9" (4.55m x 2.67m)

Store
6'9" x 3'0" (2.08m x 0.93m)

Kitchen
11'5" x 6'1" (3.48m x 1.86m)

Lobby

Bedroom
11'2" x 8'4" (3.42m x 2.55m)

Bathroom
6'3" x 6'0" (1.93m x 1.83m)

Lease - 999 year from 01 January 1986

Annual Management Charge - £570.00

Annual Service Charge - £20.00

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 D

COUNCIL TAX BAND A

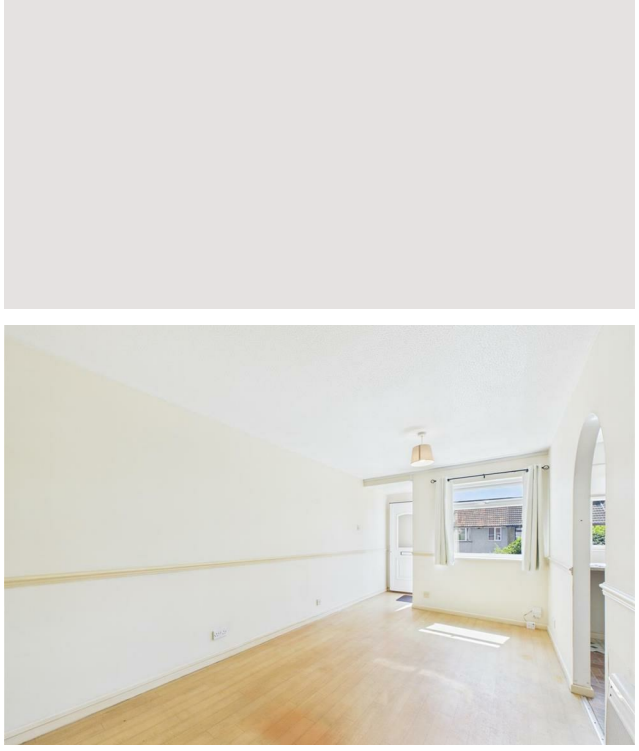




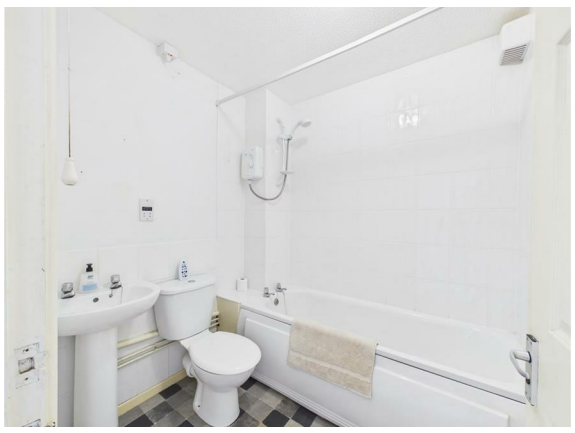
Well presented ground floor apartment, popular location, ideal for first time buyer/downsizer.

Entrance porch, living area, separate kitchen area, one bedroom and a white bathroom suite, electric heating and allocated parking space.

Offered for sale with no onward chain!











the location

Set in a convenient location close to Dundridge Farm playing fields, there are local facilities available at nearby Nags Head Hill and Hanham high street is within easy striking distance. Troopers Hill nature reserve, Conham Hill river park and the river at Crews Hole are near at hand.

Offered for sale with no onward chain!



just a thought...

If you are looking for a compact apartment, in a good location, ready to move into, this is it! With allocated parking, and competitively priced, call us to arrange a viewing!