



FOR SALE

GFF 18 Boston Road

Horfield | Bristol | City Of Bristol | BS7 0HB

£185,000



THE PROPERTY OUTLET

The Property Outlet are delighted to offer this lovely, well presented, light and spacious one bedroom garden apartment that is conveniently located on Boston Road that's within a short walk of the local amenities on Gloucester Road. The property is accessed via a communal hallway, entrance, living/dining room, double bedroom, fitted kitchen and a bathroom/wc. The property further benefits double glazing, gas central heating & an attractive courtyard style rear garden. The property is offered for sale with no onward chain & would ideally suit a first time buyer or an investor. The property is being sold on a 50% freehold basis. This fantastic apartment is guaranteed to generate a huge deal of interest and The Property Outlet therefore advise an early viewing.

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ROOM DESCRIPTIONS

Communal Entrance Hallway

Living/Dining Room

Kitchen

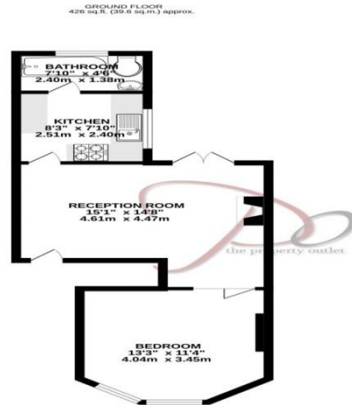
Double Bedroom

Bathroom/Wc

Outside

Front Garden

Rear Courtyard Garden



FEATURES

- Kitchen
- Double Bedroom
- Refitted Bathroom/Wc
- Rear Courtyard Garden
- Gas Central Heating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Freehold



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IMPORTANT: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Prospective purchasers should note that these sales particulars have been prepared as a general guide only. A detailed survey has not been conducted, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are displayed, they are for guidance and illustration purposes only, and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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MARKET APPRAISAL

