



**FOR SALE**

16 Cabot Court

Filton Park | Bristol | South Gloucestershire | BS7 0SH

£149,950

  
**THE PROPERTY OUTLET**



# THE PROPERTY OUTLET

The Property Outlet are delighted to offer this lovely, well presented, large first floor studio apartment that is conveniently located within Cabot Court and within a short walk of the local amenities on Gloucester Road & Filton Road. The property is accessed via a communal hallway with intercom controlled entry phone system and comprises an entrance hallway, open plan kitchen/living/dining room, bedroom and a shower room/wc. The property further benefits from a Juliet balcony, double glazing & electric heating. The property is offered for sale with no onward chain and would ideally suit a first time buyer. This fantastic studio is guaranteed to generate a huge deal of interest and The Property Outlet therefore advise an early viewing.

[www.thepropertyoutlet.com](http://www.thepropertyoutlet.com)





## ROOM DESCRIPTIONS

### Communal Entrance Hallway

### Entrance Hallway

### Open Plan Bedroom/Living Area

Two double glazed windows to front aspect, Juliet balcony, wall mounted electric heater.

### Kitchen Area

Wall & base units with worksurfaces over, tiled splashbacks, extractor fan, stainless steel, single bowl single drainer unit, electric hob, electric oven, plumbing for washing machine & space for fridge/freezer.

### Bathroom/Wc

White suit comprising panel bath with electric shower over, low level w/c, pedestal wash hand basin, part tiled walls.

### Floor Plan

### Bedroom Area

Council Tax Band: A

Tenure: Leasehold



## FEATURES

- Refitted Kitchen
- No Onward Chain
- Refitted Bathroom/Wc
- Electric Heating
- Ideal For Investors

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D	68	73
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



# THE PROPERTY OUTLET



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.

0117 935 45 65

[sales@thepropertyoutlet.com](mailto:sales@thepropertyoutlet.com)

52 FILTON ROAD | HORFIELD | BRISTOL | CITY OF BRISTOL | BS7 0PB

[www.thepropertyoutlet.com](http://www.thepropertyoutlet.com)

SCAN TO BOOK

YOUR FREE

MARKET APPRAISAL

