



Wordsworth Road, Bristol BS7 0ET

welcome to

Wordsworth Road, Bristol

This desirable two bedroom, two bathroom apartment occupies a sought after ground floor position with light and space. The property with allocated parking has been well maintained and is offered to the market with NO CHAIN. We will be delighted to answer questions and arrange viewings.

Wordsworth Road

Entrance And Communal Areas

The building offers an attractive point of entrance especially given the peripheral lawn space and herbaceous borders. A glazed communal door leads into the well maintained shared areas. The private front door into the property is located on this level.

Front Door Leading Inwards

Modern front door leading into spacious and well presented hallway space.

Hallway Space

The hallway is very well presented and instantly accentuates the feeling of size and space as found throughout. Here includes stylish and practical carpet, side facing window granting natural light and two very well proportioned storage cupboards

Open Plan Living Space

13' max x 24' max (3.96m max x 7.32m max)
The substantial main living space boasts dual aspect credential to include a bay window to the front and secondary window to the opposing end. The room accommodates a substantial lounging area and full kitchen plus breakfast bar with consummate ease. The resultant effect is a very social space with oodles of natural light. Complete with carpet and well presented to a modern and chic standard.

Kitchen Area

Very well proportioned to include wall and base units in contrasting grey and white. The kitchen offers a very social feel, tremendous storage and high functionality. Included is a integrated oven, gas hob plus splashback, matching stainless steel extractor and built-in fridge and freezer. (Space for further white goods).

Bedroom 1

8' 8" max x 12' 6" max (2.64m max x 3.81m max)
Well proportioned bedroom finished to the same high standard as elsewhere. The room also, as throughout, benefits from super light and here also leads into a well proportioned ensuite.

Ensuite

5' 5" max x 5' 2" max (1.65m max x 1.57m max)
Modern and well presented to include a shower cubicle, WC, basin, extractor, radiator and shaver point. Finished with modern flooring.

Bedroom 2

6' 11" max x 11' 7" max (2.11m max x 3.53m max)
Equally well presented, light and bright.

Family Bathroom

6' 8" max x 6' 4" max (2.03m max x 1.93m max)
The bathroom is notably spacious and further includes an exterior window for natural light. To include full sized bath, basin and WC. Well presented.

External

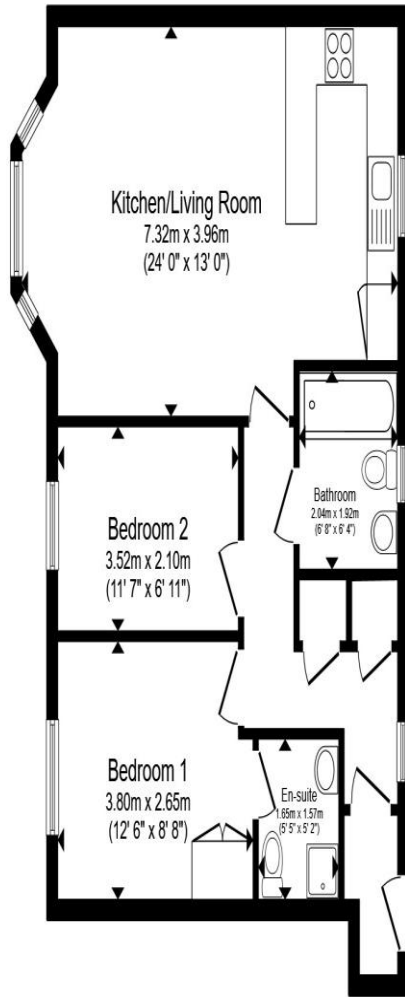
Allocated Parking

Allocated parking for one car.

Agents Notes

We have been advised that the lease length is a remainder of 999 years, service charge of £1245.28 p/a and ground rent of £292.47 p/a.

We recommend that all legal and financial information is checked independently.



Ground Floor

Total floor area 61.3 m² (659 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Wordsworth Road,
Bristol

- Desirable Two Bedroom / Two Bathroom Apartment
- Impressive Dimensions with Total Area over 650 Sq/Ft
- Open-Plan Living Space with Combined Kitchen
- Well Proportioned Family Bathroom and Ensuite to Master
- Allocated Parking for One Vehicle / Light and Bright Throughout

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1245.28
Ground Rent: 292.74

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over
£225,000



view this property online allenandharris.co.uk/Property/STG110093



Property Ref:
STG110093 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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