



Danby Street, Bristol BS16 1EN

welcome to

Danby Street, Bristol

The superb apartment in sought after Cheswick Village manages to combine style, homeliness and functionality perfectly. It's location and surroundings complete the equation perfectly whether purchasing for yourself or as an investment. Please contact us for more information

Danby Street Entrance Hall

Door from communal hallway, security intercom, storage cupboard, airing cupboard, radiator.

Lounge / Diner / Kitchen

23' 2" max x 11' 6" max (7.06m max x 3.51m max)
Three double glazed windows to front and side, carpeted flooring, radiator, TV point. Fitted kitchen; a range of gloss finish wall and base units with work surfaces over, integrated oven and hob with stainless steel extractor hood over, stainless steel 1 1/2 bowl sink drainer with mixer tap over,

Bathroom

Paneled bath with shower over, fully tiled walls, heated towel rail, low level WC, hand wash basin.

Bedroom One

13' 5" max x 10' 1" max (4.09m max x 3.07m max)
Double glazed window to front, carpeted flooring, radiator, built in wardrobe.

Ensuite

Shower cubicle, low level WC, hand wash basin, heated towel rail, fully tiled walls, extractor fan over.

Bedroom Two

13' 5" max x 7' 7" max (4.09m max x 2.31m max)
Double glazed window to front, radiator, carpeted flooring.

Allocated Parking

Allocated off street parking for one car.

Agents Notes

We have been advised that there is a current corporate let in-situ achieving £19560 p/a.

We have been further advised of a £150 p/a ground rent and £1897 p/a service charge.

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



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.focalagent.com



welcome to
Danby Street,
Bristol

- STYLISH AND DESIRABLE APARTMENT - GROUND FLOOR
- TWO DOUBLE BEDROOMS / TWO BATHROOMS
- NO CHAIN SALE - RESIDENTIAL OR INVESTMENT OPPORTUNITY
- CURRENT RENT: £19560 P/A
- SPACIOUS LIVING ROOM / FITTED KITCHEN

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1897.00
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£269,900



view this property online allenandharris.co.uk/Property/STG109860



Property Ref:
STG109860 - 0005

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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