





# Abon House Sea Mills Lane Bristol BS9 1DU

for sale  
**£210,000**



## Property Description

Positioned on the second floor of a purpose-built development, this stylish one-bedroom apartment offers well-proportioned accommodation set within attractive, well-kept communal grounds.

The property is filled with natural light and features a spacious living area, ideal for both relaxing and entertaining. A sleek, modern kitchen has recently been fully refurbished and comes fully fitted with integrated appliances (including a dishwasher and washing machine). While the bedroom is generous in size, a generous storage cupboard is located in the hallway. A contemporary bathroom completes the internal layout.

Outside, residents can enjoy access to pleasant communal gardens, alongside the added benefit of a private garage providing secure parking or additional storage.

The apartment is just a couple of hundred metres from Sea Mills train station and the Portway leading to the M5/4, making it ideal for those who commute, whether by train, car, or bike. Less than half a mile away are several local amenities including supermarkets, takeaways, and a popular local cafe/restaurant. The River Avon and Hazel Brook are close by for local walks.

Offered for sale with no onward chain, this is an excellent opportunity for a range of buyers.

## Communal Entrance

## Top Floor Accommodation

### Lounge/Diner

15' 5" MAX x 13' 1" MAX ( 4.70m MAX x 3.99m MAX )

### Kitchen

8' 2" x 6' 5" ( 2.49m x 1.96m )

### Bedroom 1

12' 10" MAX x 10' 2" MAX ( 3.91m MAX x 3.10m MAX )

## Communal Garden

## Garage

## Aml

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



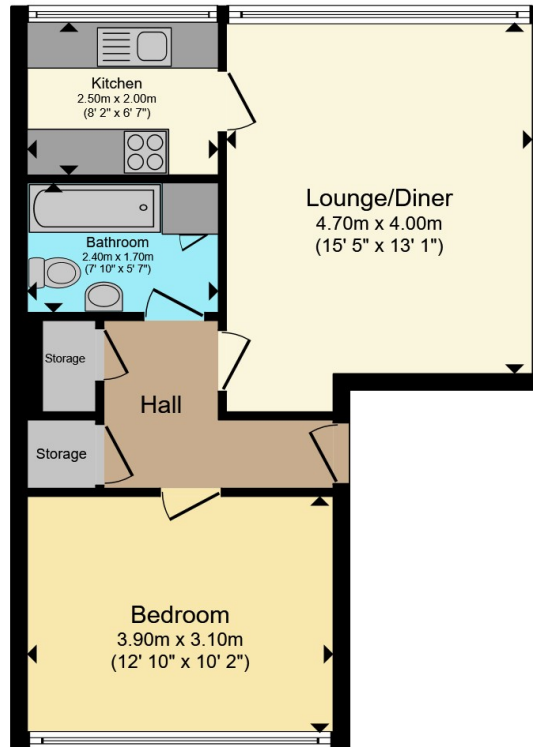












Total floor area 49.2 m<sup>2</sup> (529 sq.ft.) approx

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](http://www.propertybox.io)

**Connells**

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6 Canford Lane  
 BRISTOL BS9 3DH

EPC Rating: E

Council Tax  
 Band: B

Service Charge:  
 1440.00

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 1981. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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