

HUNTERS®

HERE TO GET *you* THERE



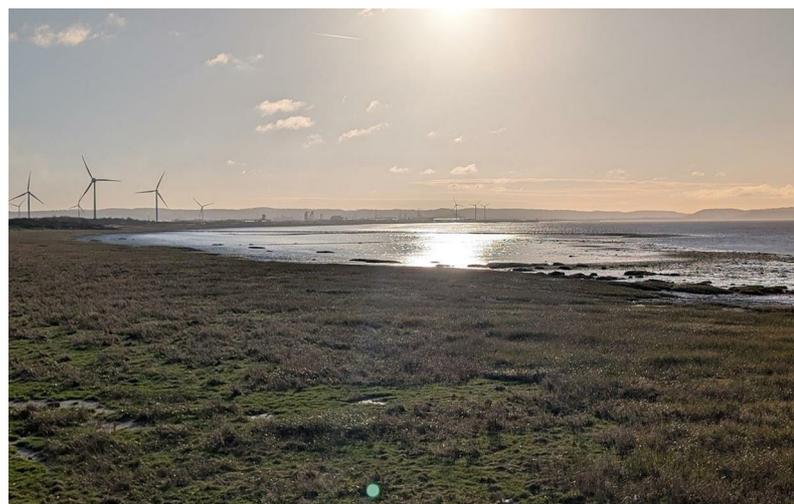
Station Road

Severn Beach, Bristol, BS35 4PL

Asking Price £165,000



Council Tax: A



60 Station Road

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Communal Entrance

Via security front door with intercom entry system to communal hallway with staircase rising to the second floor where you gain access to the self contained flat

Entrance Door

Solid front door (fire door) that opens to the hallway

Hallway

Airing cupboard housing hot water tank and time controls. Built in storage cupboard and economy 7 storage heater

Living Room

14'7" x 10'9" (4.45m x 3.28m)

Upvc double glazed window to front with views of the river, storage heater, tv point

Kitchen

10'7" x 5'11" (3.23m x 1.81m)

Upvc double glazed window to side with views of the river Severn. Range of floor and wall units with integral oven and hob, space for fridge freezer and plumbed for washing machine. Stainless steel sink unit with mixer tap

Bedroom 1

11'4" x 10'2" (3.46m x 3.12m)

Upvc double glazed window to front, electric wall heater

Bedroom 2

6'11" x 7'8" (2.13m x 2.34m)

Upvc double glazed window to front, electric wall heater

Bathroom

Panelled bath with electric shower over, W.C, wash hand basin and extractor fan

Outside

Communal gardens with communal bin stores, bike storage and washing line area

Parking

Allocated space for 1 Vehicle at the front of the property

Disclosure

In accordance with the 1979 Estate Agency Act, we hereby disclose that this flat is the property of a Hunters Estate Agency employee.

Material Information - Thornbury

Tenure Type; Leasehold

Leasehold Years remaining on lease; Approx 959

Management charge £120 pcm

Council Tax; South Gloucestershire Band A

Anti Money Laundering

"Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks

before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted"



