



Charlton Mead Drive, Brentry, Bristol BS10
£220,000

Light and airy first floor flat | Leasehold

A brilliant opportunity for a first time buyer, or a downsizer, or even an investor, this is a spacious, clean and tidy first-floor purpose-built flat with much going for it. Set in a quiet location (noticeably so, especially for those who can remember planes coming into and out of the former Filton Airfield nearby, or the testing of jet engines!), the flat features its own private front door at ground level, with stairs leading up to the middle floor of the development. There is a large storage cupboard on the landing, a hallway of good size (with another built-in cupboard), two large bedrooms (both with modern fitted furniture), a roomy lounge, a fitted kitchen and a shower room with window. The flat is pleasantly presented, has double glazing throughout and gas-fired central heating, meaning there needs to be little to do: just move in! To the rear is a row of garages, one of which belongs to this flat.

Council Tax Band: Band B (£1824.08 per annum 2023/24)

Tenure: Leasehold (953 years)

Ground Rent: £25 per year

Service Charge: £80 per month

GROUND FLOOR:

Lobby

Half double-glazed front door; staircase rising to first floor with twin handrails, and double-glazed window to front above; wall cupboards housing electricity meter.

FIRST FLOOR:

Landing

Door into built-in storage cupboard of good size; door into...

Hall

w: 12' 4" x l: 6' 9" (w: 3.76m x l: 2.06m)

Built-in shelved linen cupboard; coving; phone pt.

Lounge

w: 11' 10" x l: 17' (w: 3.61m x l: 5.18m)

Large double-glazed window to front; Cotswold-stone fireplace, surround and hearth, with side shelf and fitted electric fire; gas pt; coving; TV pt; radiator.

Kitchen

w: 6' 7" x l: 11' 6" (w: 2.01m x l: 3.51m)

Double-glazed window to front; range of fitted base and wall units, in white, with silver knobs, blue rolled-edge granite-effect worktops and tiled splashbacks; inset single-bowl single-drainer stainless steel with mixer tap; built-in Creda 4-ring gas hob with fitted Elica hood; built-in Cordialle gas oven; plumbing for washing machine; space for fridge/freezer; space for microwave; Worcester gas-fired combi boiler, plus programmer; coving; vinyl flooring; plumbing for radiator.

Bedroom One

w: 11' 11" x l: 12' 11" (w: 3.63m x l: 3.94m)

Double-glazed window to rear; range of fitted wardrobes, cupboards and drawers; coving; TV and phone pts; radiator.

Bedroom Two

w: 12' 4" x l: 9' 11" (w: 3.76m x l: 3.02m)

Double-glazed window to rear; range of fitted wardrobes, cupboards and drawers across one entire wall; coving; radiator.

Shower Room

w: 5' 1" x l: 11' 6" (w: 1.55m x l: 3.51m)

Frosted double-glazed window to front; large tiled cubicle with glass door, Mira Jump shower, rail and wire rack; fitted white cabinet, with gold colour handles, countersunk white wash basin with gold colour accessories and wood-effect shelf, and white w.c. with wooden seat and gold colour handle; tiled walls; gold colour towel rails; coving; vinyl flooring; corner shelf; fitted cabinets.

EXTERNAL:

Communal Garden

Small lawned areas are dotted around the development; communal drying area.

Garage

In a block to the rear of the building; up-and-over door; corrugated roof.

LOCATION:

For anyone who needs regular access to the motorway, or Cribbs Causeway, and especially Southmead Hospital, this development is very well placed. It's quiet too. Charlton Mead comprises a

1960s development of houses and flats which has always been popular, located off the northern end of Charlton Road where there is a small selection of shops, including a convenience store and post office.

GENERAL:

Tenure

Leasehold (unexpired portion of 999-year lease dated 1977), subject to an annual rentcharge of £25.

Service Charge

We have been informed (but are in the process of checking) that the service charge currently stands at £80 per month, which sum includes payments towards building insurance, plus the upkeep of the building and grounds.

Council Tax Band

Band B (£1824.08 per annum 2023/24).

IMPORTANT:

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Measurements are approximate. No services, appliances or fittings described in these particulars have in any way been tested by Haighs and it is therefore recommended that any prospective buyer satisfies themselves as to their operating efficiency before proceeding with a purchase. Photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any statements included within these particulars by inspection of the property. Anyone wishing to know specific information about the property is advised to contact Haighs prior to visiting the property, especially if in doing so long distances are to be travelled or inconvenience experienced.

INTERESTED?

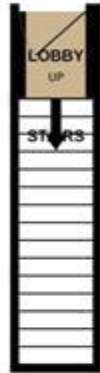
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without initial cost or obligation, your proposal with an Independent Financial Adviser of our choosing for further verification. Should your offer prove to be acceptable, subject to contract, we will need to see identification documentation in line with Money Laundering Regulations.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/ fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/ conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

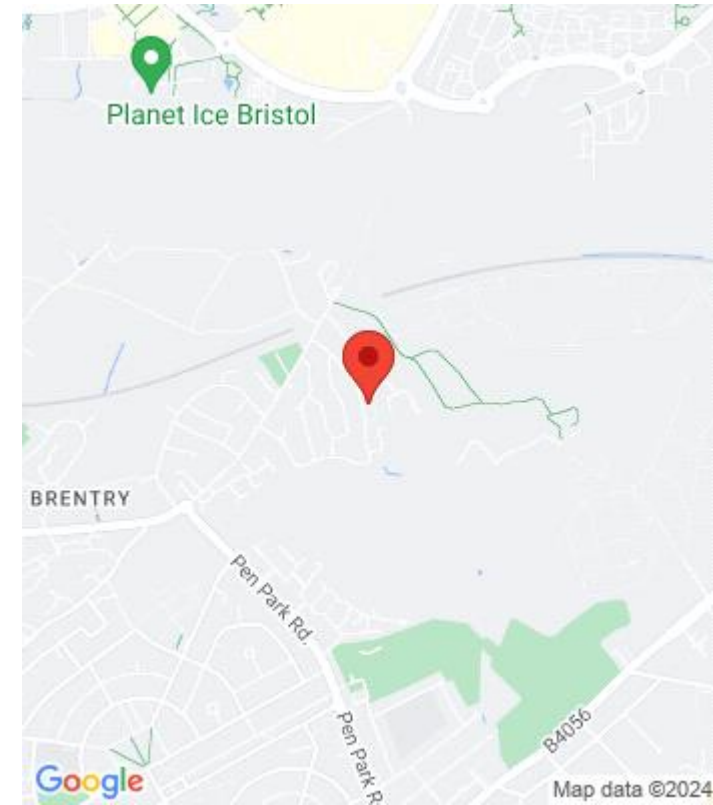
GROUND FLOOR
17.0'0" x 11.10'0"

1ST FLOOR
11.6'0" x 6.7'0"



TOTAL FLOOR AREA: 792 sq ft, (73.6 sq m.) approx.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
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