



Ison Hill Road, Henbury, Bristol BS10
£220,000

Spacious ground floor flat | Leasehold



This spacious ground floor purpose-built flat offers a rare mixture of being handy for the motorway, and for getting into the Centre of Bristol, yet enjoying an open outlook and glimpses of the South Gloucestershire countryside. Both bedrooms are of a good size, as is the living room which features a conservatory-style alcove that makes a lovely spot to sit and read a book. The kitchen is fitted out in white, as is the bathroom, and all windows are double-glazed. Underneath the building is a gated parking area where this flat has an allocated space, as well as a lockable storage area.

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

Tenure: Leasehold (948 years)

Ground Rent: £25 per year

Service Charge: £139 per month

GROUND FLOOR:

Lobby

Front door from communal entrance hall; recessed coats rack; fitted wall cupboard housing electricity meter; door with clear pane above into...

Hall

Built-in airing cupboard with insulated tank and shelves; built-in closet; electric night storage heater.

Lounge/Diner

w: 11' 4" x l: 22' 3" (w: 3.45m x l: 6.78m)

Double-glazed windows on 3 sides, including lovely conservatory-style bay; feature fireplace with tiled plinth, pine surround and fitted electric fire; coving; TV and satellite pts; 2 electric night-storage heaters.

Kitchen

w: 10' 5" x l: 7' 5" (w: 3.18m x l: 2.26m)

Double-glazed window with open outlook; extensive range of fitted base and wall units, in white country style, with metal handles, rolled-edge grey granite-effect worktops, counter lights and tiled splashbacks; inset 1½-bowl single-drainer stainless steel sink with mixer tap; built-in AEG electric oven and 4-ring ceramic hob, with integrated Bosch hood; built-in Bosch slimline dishwasher; plumbing for washing machine; space for fridge/freezer; tiled floor; serving hatch into Lounge/Diner.

Bedroom One

w: 10' 11" x l: 9' 8" (w: 3.33m x l: 2.95m)

Double-glazed window; built-in double wardrobe.

Bedroom Two

w: 8' 10" x l: 11' 6" (w: 2.69m x l: 3.51m)

Double-glazed window.

Bathroom

w: 8' 9" x l: 5' 6" (w: 2.67m x l: 1.68m)

White suite of pedestal wash basin with tiled splashbacks, glass shelf and light over, w.c., and panelled bath with tiled surround, MX Duo shower and curtain rail; fitted shelves; mirrored wall cabinet and glass shelf.

EXTERNAL:

Communal Garden

There are lawns and patio areas that can be enjoyed by the residents of the development.

Parking

An allocated parking space under the building within a communal parking area that has remote-controlled garage door access; plenty of additional spaces for visitors are also available outside on a first come first served basis.

Storage

A lockable space that is private to the flat.

LOCATION:

The development is set near the end of a cul-de-sac which itself is close to the edge of a part of Henbury named after the Blaise Dell woods. In turn, the area borders the edge of the city, yet is within reasonable access of the centre of Bristol (about half an hour's drive on a good day), as well as the M5 motorway at Cribbs Causeway (less than 10 minutes).

GENERAL:

Tenure

Leasehold (unexpired portion of 999-year lease dated 1973), subject to an annual rentcharge of £25, although it appears this payment is now including in the service charge. All 24 flatholders in this development each equally owns a share of the freehold.

Service Charge

A monthly fee of £139 covers the costs of general repairs and maintenance to the fabric of the building and communal areas, and buildings insurance. We believe this also covers the annual ground rent charge.

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?

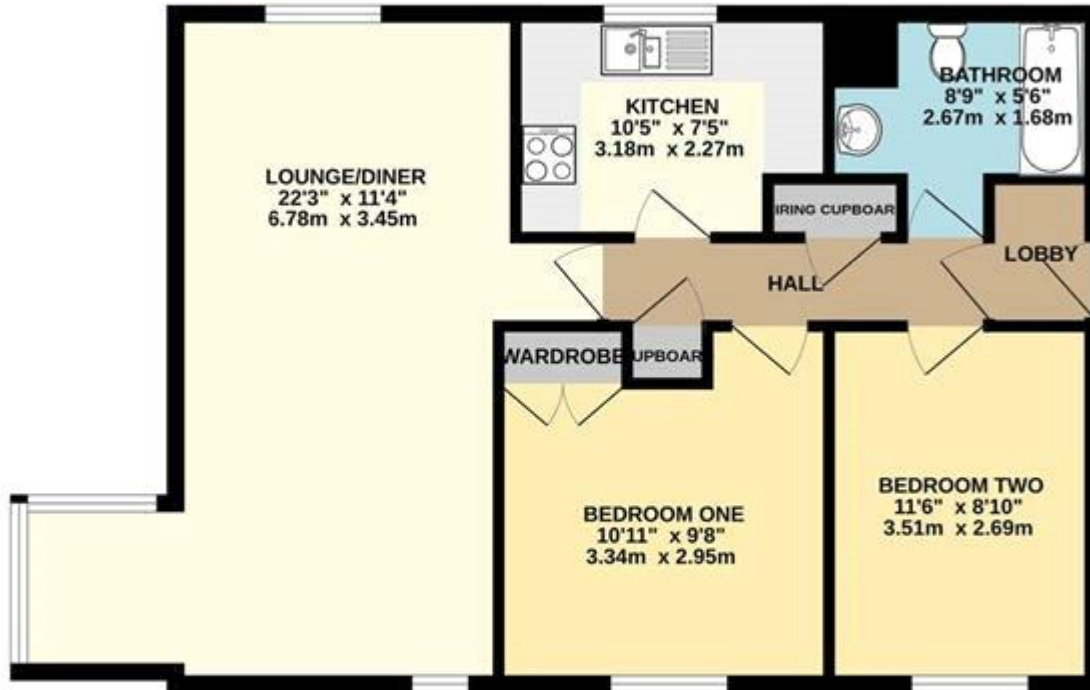
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GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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			73
(55-68) D			
(39-54) E		48	
(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.