



Charlton Mead Drive, Brentry, Bristol BS10
£230,000

Spacious first floor flat | Leasehold **UNDER OFFER**

Having its own front door and staircase, not shared with any other residents, ensures this spacious first-floor flat enjoys a real sense of being completely self-contained. It has two double bedrooms of good size, a large living room, and the kitchen and bathroom have both been upgraded during the current period of ownership. The flat also features double glazing throughout, gas central heating, and there is a single en-bloc garage to the rear of the building.

Council Tax Band: Band B (£1913.60 per annum 2024/25)

Tenure: Leasehold (952 years)

Ground Rent: £25 per year

Service Charge: £929.34 per year

GROUND FLOOR:

Entrance Lobby

w: 2' 10" x l: 5' 2" (w: 0.86m x l: 1.57m)

Half double-glazed front door; high-level cupboard housing Worcester gas-fired combi boiler; wall-mounted electricity meters; staircase rising to first floor illuminated by high window to front.

FIRST FLOOR:

Landing

w: 2' 10" x l: 3' 11" (w: 0.86m x l: 1.19m)

Door into large built-in storage cupboard; half-glazed door into...

Hall

w: 12' 3" x l: 6' 5" (w: 3.73m x l: 1.96m)

Wooden flooring; radiator.

Lounge

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

Large double-glazed window to front; wooden flooring; radiator.

Kitchen

w: 6' 6" x l: 11' 9" (w: 1.98m x l: 3.58m)

Double-glazed window to front; range of fitted base units, in grey, with black granite-effect worktops and upstands; inset 1½-bowl single-drainer sink, in black, with mixer tap; built-in Bosch 4-ring gas hob; built-in Bosch electric oven; built-in microwave; plumbing for washing machine; space for fridge/freezer; fitted shelves and hanging rails; downlighters.

Bedroom One

w: 11' 10" x l: 12' 11" (w: 3.61m x l: 3.94m)

Double-glazed window to rear; wooden flooring; radiator.

Bedroom Two

w: 12' 3" x l: 9' 11" (w: 3.73m x l: 3.02m)

Double-glazed window to rear; wooden flooring; radiator.

Bathroom

w: 5' 4" x l: 11' 8" (w: 1.63m x l: 3.56m)

Frosted double-glazed window to front; white suite of w.c., panelled bath with mixer tap/shower attachment, cabinet with countersunk wash basin, and glazed corner shower cubicle; tiled surround; tall mirrored cabinet; radiator.

EXTERNAL:

Garage

En-bloc, to the rear of the building; up-and-over door.

LOCATION:

Very conveniently set within a short drive of the motorway (and shopping facilities) at Cribbs Causeway, yet surprisingly quiet.

GENERAL:

Tenure

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

Service Charge

An annual payment of £929.34 (there is an option to pay monthly) covers the costs of buildings insurance, exterior window cleaning, and maintenance of the building and lawns.

Council Tax Band

Band B (£1913.60 per annum 2024/25).

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.

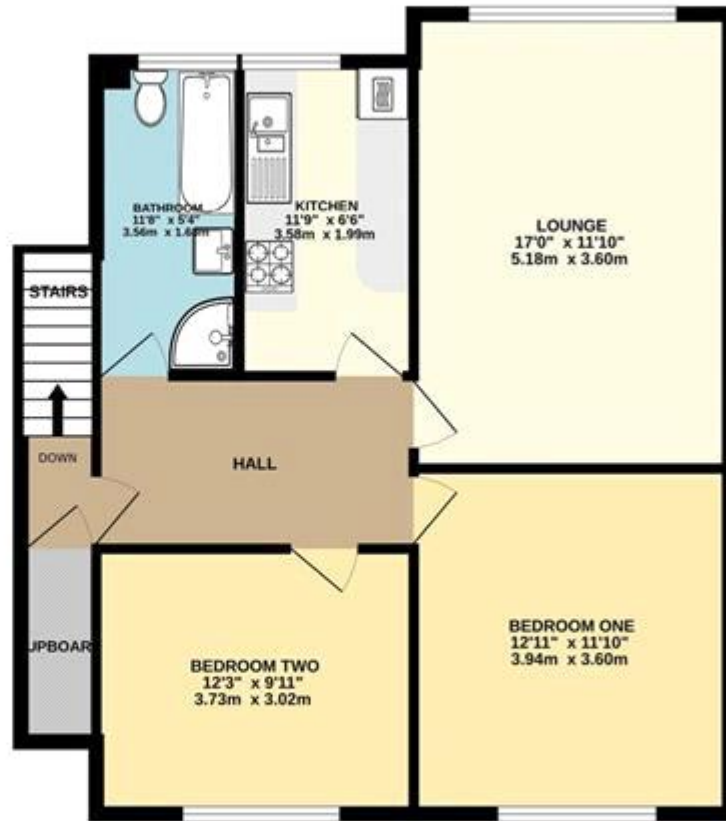


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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/fitings 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.



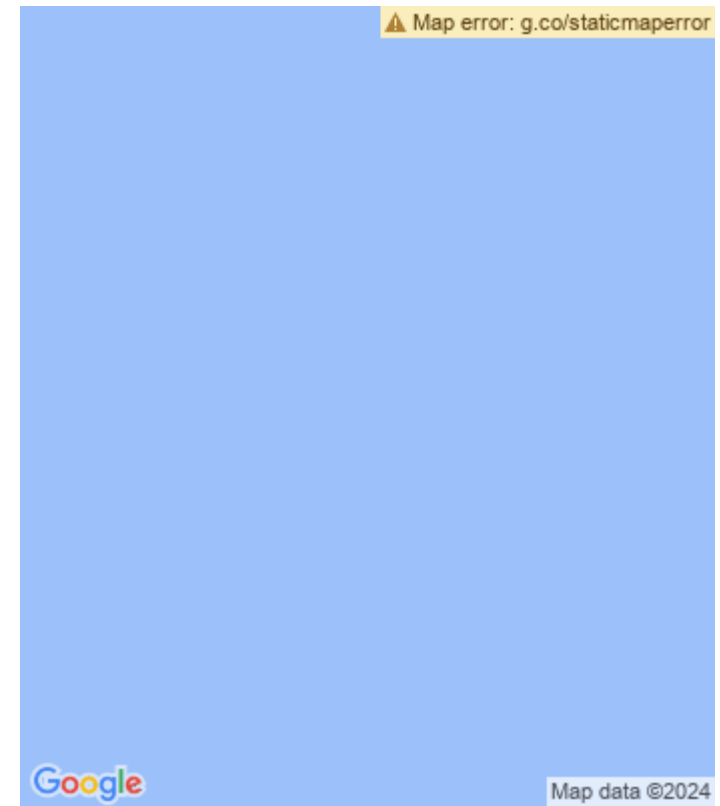
GROUND FLOOR
SEE PLAN ON PAGE 10

1ST FLOOR
SEE PLAN ON PAGE 11



TOTAL FLOOR AREA : 780 sq.ft. (72.5 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	84
(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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