



**Ableton Lane, Severn Beach, Bristol BS35**  
**Guide Price £200,000**

Two-bedroom flat with open aspect | Leasehold

How could you not be interested in this two-bedroom first floor flat? It is in a great location, just across the road from, and with views over, the local park, and it has a garage. There's a railway station close by if travelling into Bristol is something you need to do, and it's either up the road from Avonmouth or down the road from the M4. Honestly, if your budget is sub-£250,000, I really would suggest you take a look at this place.

Council Tax Band: Band A (£1676.15 per annum 2026/27) (South Gloucestershire Council)  
Tenure: Leasehold (947 years)  
Ground Rent: £15 per year  
Service Charge: £1,143.33 per year (reviewed every 1 years)  
Parking options: Garage

**FIRST FLOOR:**

**Entrance Hall**

Partly double-glazed front door; fitted cupboard; laminate flooring; loft hatch; radiator.

**Lounge/Diner**

w: 24' 5" x l: 15' 1" (w: 7.44m x l: 4.6m)  
Large L-shaped room; double-glazed windows to front and rear; coving; laminate flooring 2 double radiators..

**Kitchen**

w: 9' 4" x l: 6' 5" (w: 2.84m x l: 1.96m)  
Double-glazed window to front, with open outlook over park; fitted base and wall units in blue, with steel handles; rolled-edge timber-effect worktops with tiled splashbacks; single-bowl single-drainer stainless steel sink, with mixer tap; built-in electric oven and hob with fitted extractor hood; plumbing for washing machine; space for fridge/freezer; coving; laminate flooring; Alpha E-Tec 28NX gas-fired combi boiler.

**Bedroom One**

w: 11' 5" x l: 10' 4" (w: 3.48m x l: 3.15m)  
Double-glazed window to rear; fitted open double wardrobe; coving; laminate flooring; radiator..

**Bedroom Two**

w: 13' 5" x l: 6' 9" (w: 4.09m x l: 2.06m)  
Double-glazed window to rear; coving; laminate flooring; radiator.

**Bathroom**

w: 6' 5" x l: 5' 9" (w: 1.96m x l: 1.75m)  
White pedestal wash basin with tiled splashback, w.c. and panelled bath with tiled surround, glazed screen and Mira Sport shower; laminate flooring; towel rail radiator.

**EXTERNAL:**

**Garage**

En-bloc single garage to the rear.

**LOCATION:**

Situated opposite the park and village hall, this spacious flat is centrally located within the village which is well position for access to Avonmouth, the M4 at Aust (Severn Bridge), or into Bristol by train.

**GENERAL:**

**Tenure**

Leasehold (unexpired portion of 999 year lease dated 1974), subject to an annual rentcharge of £15 per annum.

**Service Charge**

The service charge for the period January 2026 to December 2026 stands at £1143.33.

**Council Tax Band**

Band A (£1676.15 per annum 2026/27).

**IMPORTANT:**

These particulars do not constitute nor form part of any offer of contract, nor may they be regarded as representative. Please note that 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 him/herself as to their operating efficiency before proceeding with a purchase. Please also

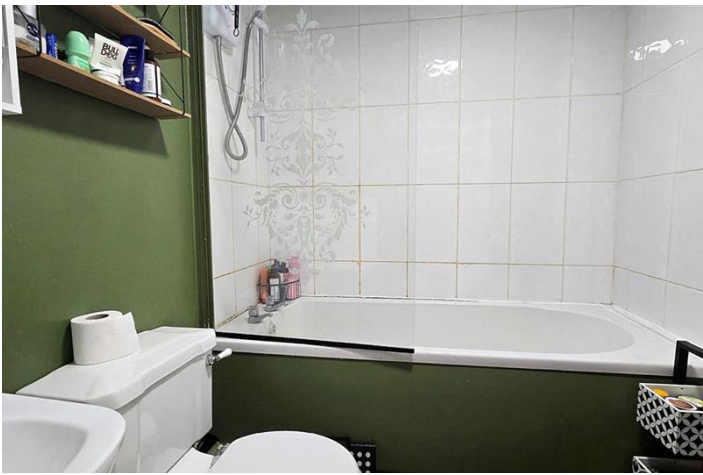
note that photographs are used only to give an impression of the general size and style of the property, and it should not be assumed that any items shown within these pictures (internal or external) are to be included in the sale. Prospective purchasers should satisfy themselves of the accuracy of any 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?**

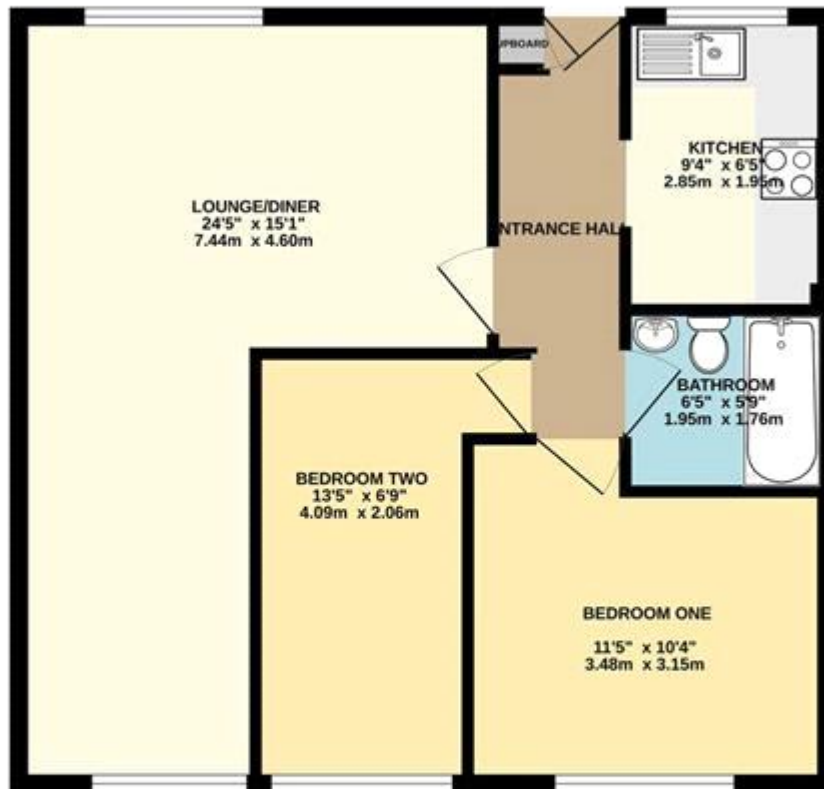
If you would like to submit an offer to purchase this property, subject to contract, please contact Haighs. In order for us to process your offer and to give our clients our best advice, we will require evidence of how you intend to fund your proposed purchase, and we may ask you to discuss, without 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.



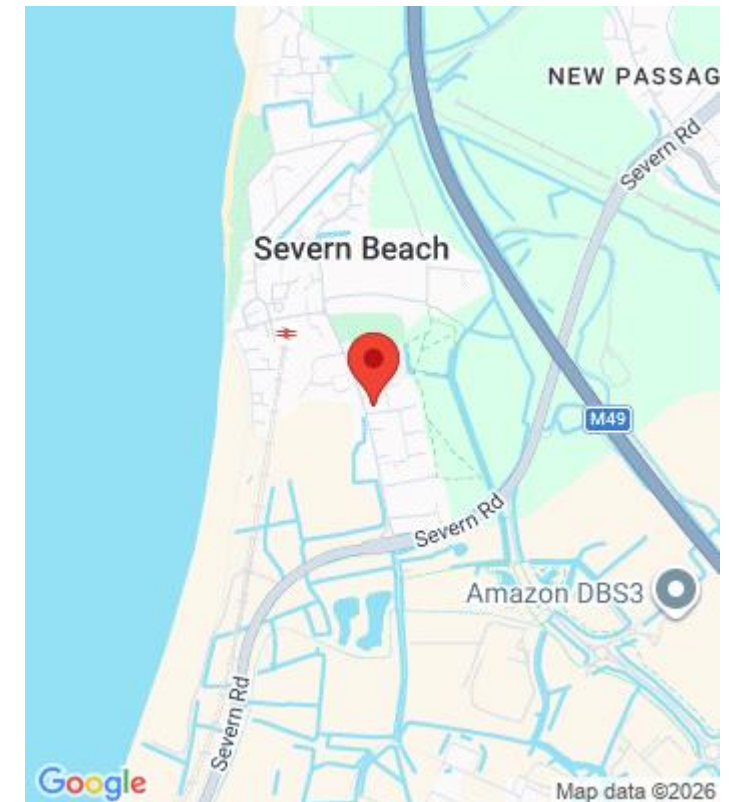
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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



FIRST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.3 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 77                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 54      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | 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.