



**SARAH CLARK**  
PROPERTY CONSULTANTS

GFF 405 |  
FILTON AVENUE, BRISTOL, BS7 0LH



This spacious one bedroom apartment will make a lovely first home or great investment property and has a really good sized private rear garden.

Based on Filton Avenue this is a great location close to local amenities and also the vast array of independent shops, restaurants and bars on the popular Gloucester Road. Employers including the MoD, Southmead Hospital and Airbus are close by and there are great motorway, rail and bus links.

The accommodation includes an attractive lounge with decorative fireplace, electric style log burner, and patio doors to the rear private garden. The modern kitchen is well equipped with gas hob, electric oven, space and plumbing for washing machine, fridge, freezer and dishwasher. The bathroom has a stylish white suite with bath with shower over, basin and wc. Finally to the front of the property is a light, bright double bedroom with bay windows to the front with fashionable white shutters.

This is a lovely one bedroom property with a large private garden and will make a great home.

Council Tax Band = A

EPC = C

Lease = 999 years from 2007

No Service Charge or Ground Rent



## Features

- One Double Bedroom
- Modern Equipped Kitchen
- Stylish Bathroom
- Bright Lounge
- Large Private Rear Garden
- Great Location





### Lounge

10'11" x 14'6" (3.35 x 4.44)

The lovely lounge has neutral decoration and carpets and a decorative fireplace with electric log burner. Patio Doors lead to the very large rear garden.

### Kitchen

6'10" x 14'2" (2.09 x 4.32)

Leading off the lounge the modern kitchen has a range of base units and shelving providing storage space. There is a gas hob, electric oven, space for washing machine, dishwasher, fridge and freezer.

### Bedroom

10'11" x 13'1" (3.35 x 4.00)

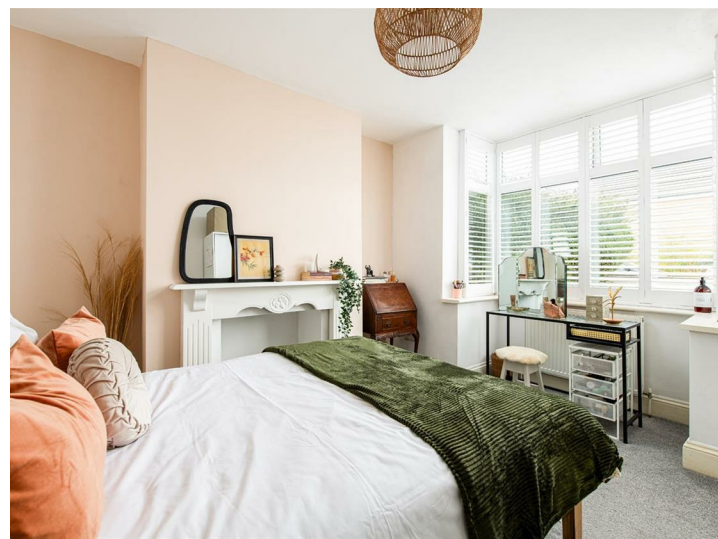
This light bright double room has neutral decoration and carpet. There is a decorative fireplace and bay window to front aspect with stylish white wooden shutters.

### Bathroom

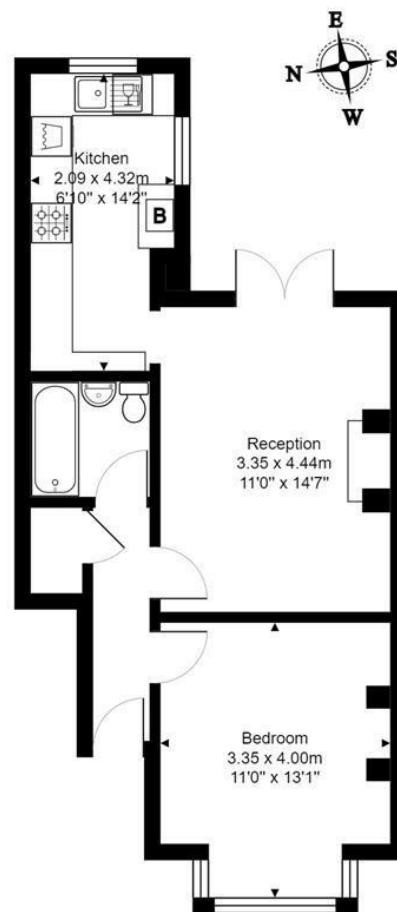
This modern bathroom has white suite with shower with bath over, basin and wc.

### Private Rear Garden

This really is a gem of a garden much bigger than would normally be expected. There is a patio area for enjoying summer barbecues and the the majority is laid to lawn.



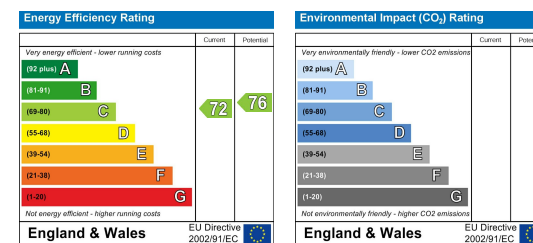
## TENURE LEASEHOLD



Ground Floor

Total Area: 44.4 m<sup>2</sup>... 478 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.