



## Wathen Street Staple Hill, BS16 5FN

£175,000

Available with no onward chain, this splendid one bedroom ground floor apartment with off street parking. The apartment benefits from PVC double glazing, gas central heating, fitted kitchen with appliances and quality shower room. The accommodation briefly comprises; hallway, fitted kitchen lounge/diner, double bedroom with fitted wardrobe and shower room. The property is situated in this backwater, just off Victoria Street, in the heart of Staple Hill, close to local amenities, shops and bus routes. Council Tax Band A. Energy Rating B.

- Modern Flat
- Gas Ch & D/g
- Ground Floor
- Shower Room
- Off St Parking
- No Chain

### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



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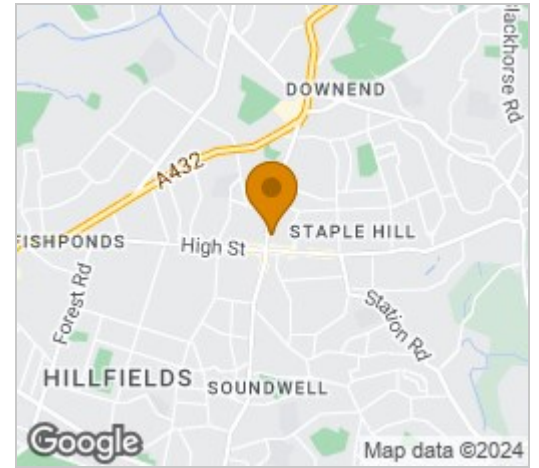


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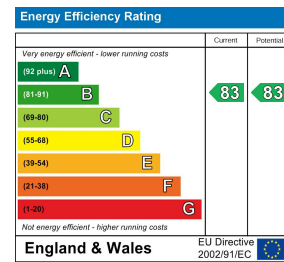
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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