



- Retirement Flat
- Lounge/Diner
- Communal Gardens
- Double Bedroom
- Shower Room
- Communal Parking

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	83
	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.



Christchurch Lane Downend, BS16 5TR
£120,000



Hallway 7'8" x 6'11"

Shower Room 6'2" x 5'7"

Lounge/Diner 20'1" x 10'9"

Kitchen 8'6" x 7'7"

Bedroom One 14'3" x 9'1"

Outside

Communal Gardens and Parking Area

A splendid purpose built one bedroom first floor retirement apartment. The property is offered with vacant possession and benefits from double glazed windows, electric heating and modern kitchen and bathroom facilities. The apartment briefly comprises; hallway, lounge/diner, fitted kitchen, double bedroom with fitted wardrobes, bathroom. outside there is delightful communal gardens and some parking. Situated on this popular complex with local doctor surgery and chemist only a stones throw away and local shops and bus routes close by. We fully recommend an early internal inspection. Council Tax C. Energy Rating C.

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR**

