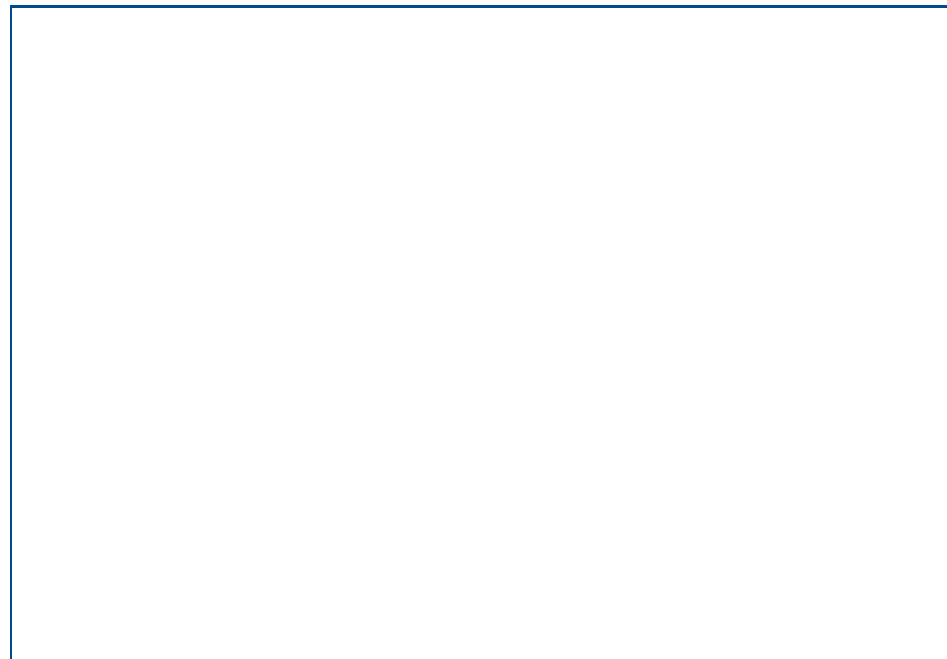
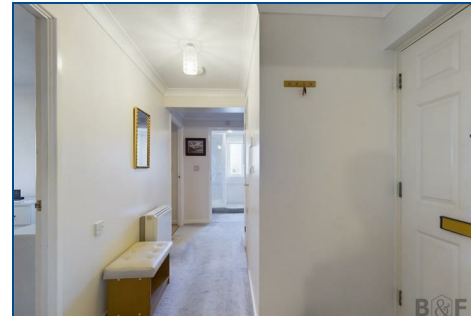
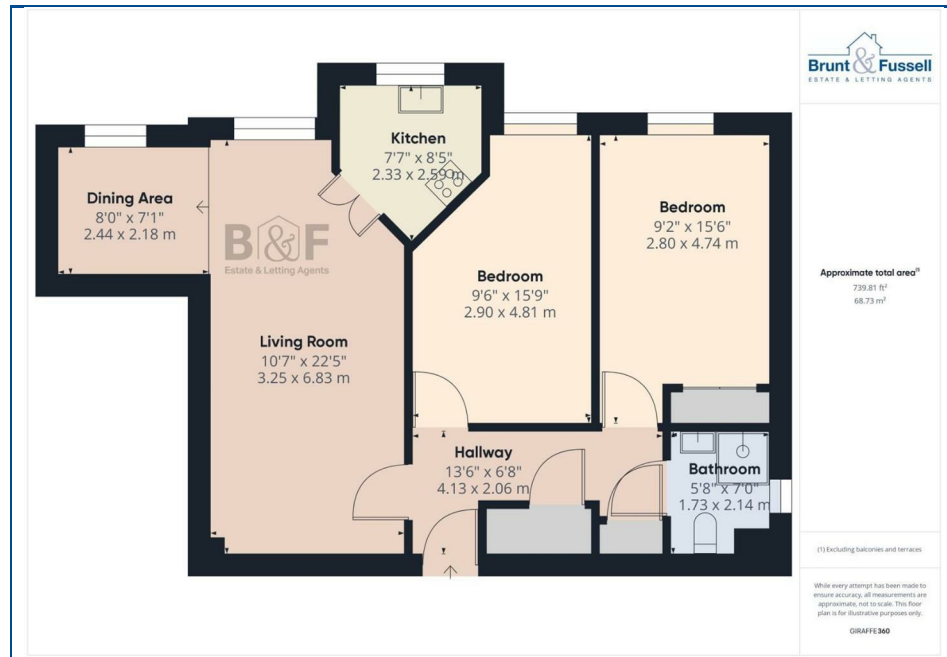


t: 01179566004 e: info@bruntandfussell.co.uk www.bruntandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



- First Floor Flat
- Two Double Bedrooms
- Dining Area
- Shower Room
- Laundry Facilities
- Generous Accommodation
- Lounge
- Kitchen
- Communal Gardens
- Social Living

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	81
		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.



Britannia Court Downend, BS16 5TR
£195,000



Hallway

Lounge 22'4" x 10'7"

Dining Area 8'0" x 7'1"

Kitchen 8'5" x 7'7"

Bedroom One 15'6" x 9'2"

Bedroom Two 15'9" x 9'6"

Shower Room 7'0" x 5'8"

Rarely available, with views over the church and communal gardens, is this spacious first floor flat, which is offered for sale with no onward chain. Britannia Court boasts an enviable position, close to the surgery and shops of both Downend and Staple Hill, with laundry facilities, guest suite and communal lounge. The property boasts hallway with storage, lounge, dining area and kitchen, two bedrooms and shower room with window. There is double glazing and electric heating. Council Tax Band D, Energy Rating C.

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

