



SARAH CLARK
PROPERTY CONSULTANTS

SEVERN GRANGE, ISON HILL ROAD, BRISTOL, BS10
7QA

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Good sized two double bedroom apartment is set on the top floor of this well maintained development in Henbury. This two bedroom apartment offers impressive views and is located close to the lovely Blaise Castle Estate.

The property consists of a large lounge/dining room with windows to three sides which afford great views of the Severn Estuary and Blaise Estate. There are two good sized double bedrooms, the master includes a large fitted wardrobe and built-in storage cupboard. The kitchen contains a range of wall and base units, electric oven and hob, washer/dryer and fridge/freezer. The bathroom has a bath, wc and basin and the added benefit of separate shower cubicle. There are also three storage cupboards located in the entrance and hallway.

The apartment also benefits from a dedicated parking space and use of the communal gardens plus a storage cupboard ideal for bikes & general storage.

Leasehold information:

Lease - 999 years from 24th June 1973

Service Charge - £1579.98pa = £131.66pcm.

The purchaser would own 1/24th of the Freehold.

There is no ground rent payable.



Features

- No Chain
- Two Double Bedrooms
- Top Floor Apartment
- Allocated Parking Space
- Seperate Kitchen
- Communal Gardens





Lounge / Dining Room

10'9" x 22'3" (3.30 x 6.79)

This large lounge has windows on three sides with far reaching views across Bristol and the Blaise Estate.

Bedroom One

10'11" x 9'8" (3.35 x 2.97)

This good sized bedroom has built in wardrobes and is neutrally decorated.

Bedroom Two

8'9" x 11'7" (2.69 x 3.54)

Another double bedroom with neutral decoration and with far reaching views.

Kitchen

10'6" x 7'4" (3.22 x 2.25)

Good sized kitchen with a range of wall and base units and with all white-goods including: ceramic hob, electric oven, washer/dryer and fridge/freezer.

Bathroom

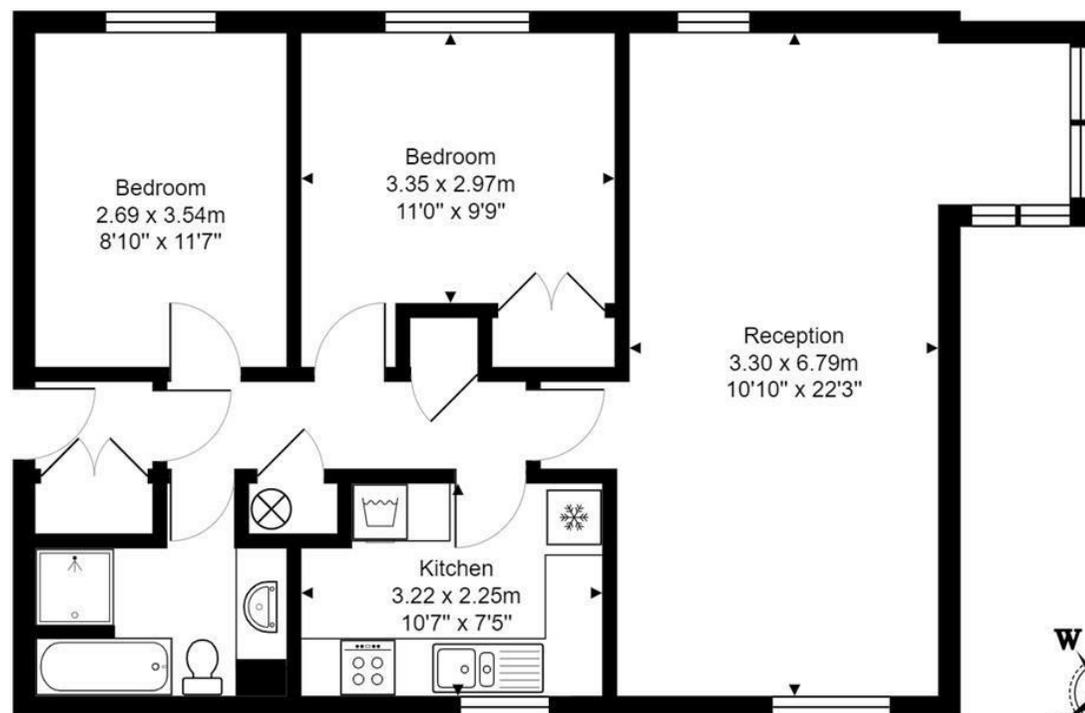
Good sized bathroom with white suite including wc, basin, bath and separate shower cubicle.

Outside

Allocated parking space.
Visitor parking is available.
Communal grounds.



TENURE LEASEHOLD

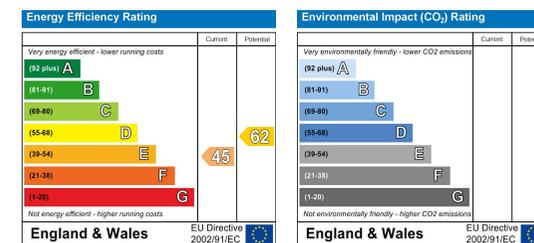


Second Floor

Total Area: 70.3 m² ... 757 ft²

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.