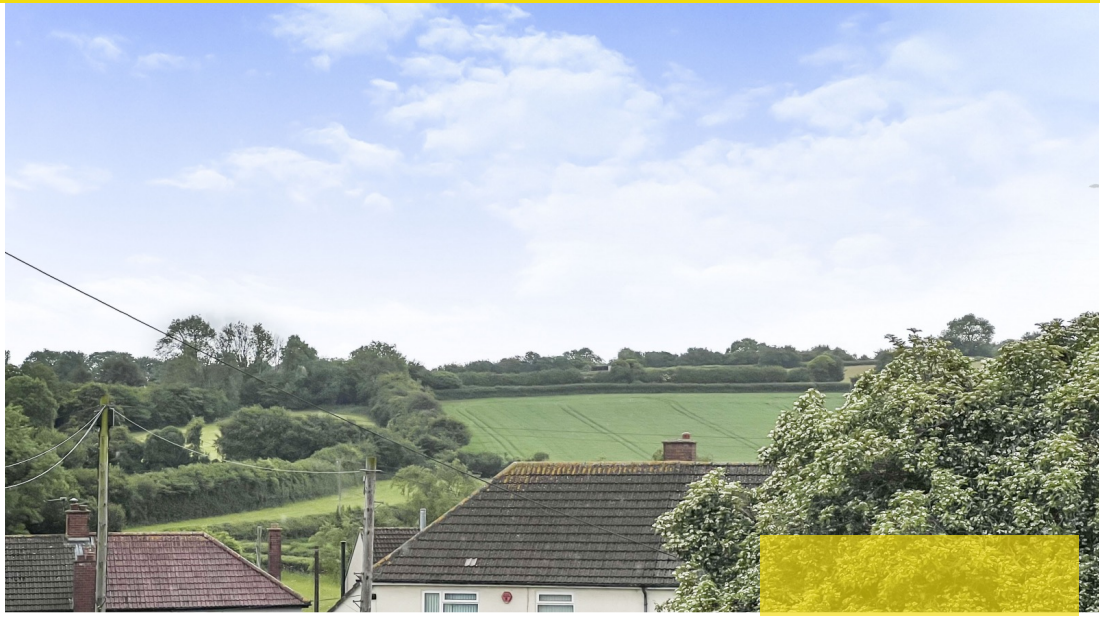




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Guide price £240,000
Long Cross, Felton, Bristol, BS40 9YJ

***** NO ONWARD CHAIN *****

GUIDE PRICE - £240,000 - £250,000

A superb presented two bedroom first floor flat situated in Long Cross, Felton, Bristol with drive way parking for two vehicles, private enclosed rear garden, private entrance, two storage sheds and spectacular countryside nearby across Felton Common.

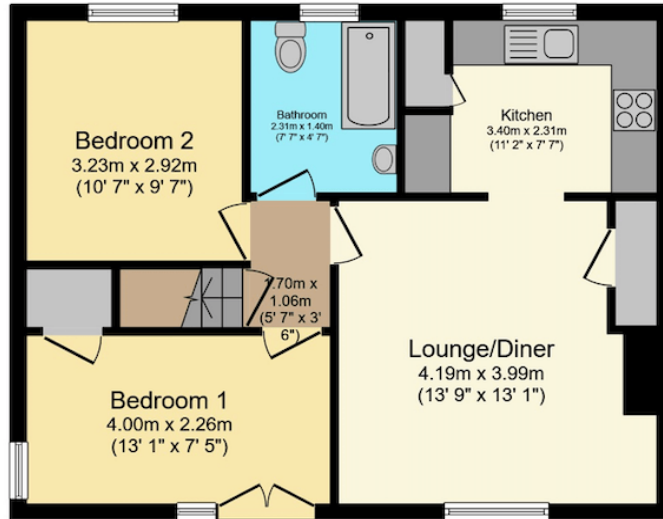
The accommodation briefly comprises: entrance hallway with two built-in cupboards and staircase leading up to the flat, hallway with newly fitted carpet throughout, two bedrooms, the first bedroom with a spacious built-in cupboard and double glazed French doors opening onto a juliet balcony, the second bedroom with bespoke shelving, a ceramic tiled bathroom suite, a modern kitchen with fitted appliances leading onto a spacious lounge/dining room.

To the exterior of the property a shingle laid drive way, side access to a private enclosed rear garden with two storage sheds and views over the park.

The property is located in the village of Felton on the edge of the Chew Valley south of the City of Bristol. The property is located within the Chew Valley Secondary School catchment area and also Winford Primary School. Both Churchill and Backwell secondary schools are also close by. The transport links are convenient with the A38 linking to Bristol, also with Bristol Airport within a five minute drive. This property has excellent potential to a first time buyer or an investor with the Air B n B option as airport accommadation. We highly recommend viewing the property.

Service Charge/ Ground Rent - £36 PCM

Lease length - 111 years remaining

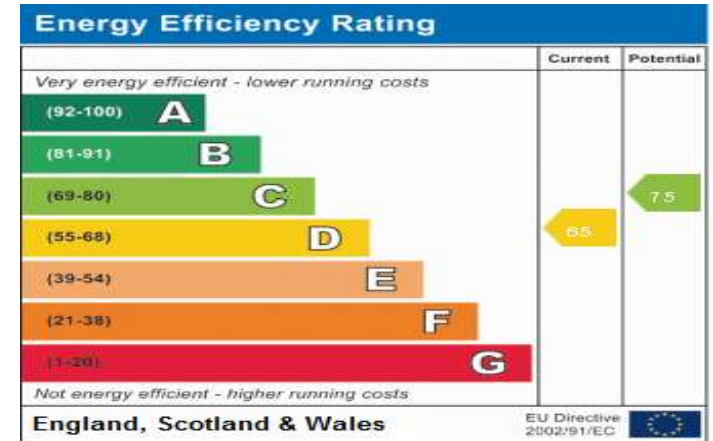


Floor Plan

Floor area 53.7 sq.m. (578 sq.ft.) approx

Total floor area 53.7 sq.m. (578 sq.ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



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