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Property Consultants

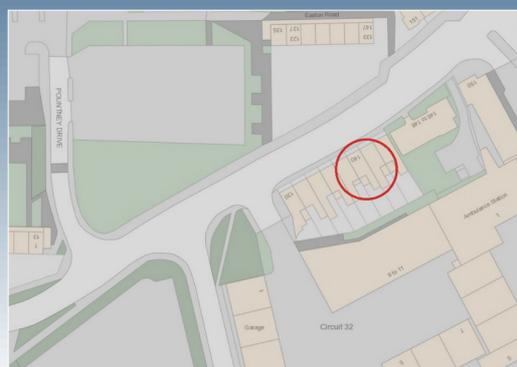
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## First Floor Flat, 140 Easton Road, Easton, Bristol, BS5 0ET Asking price £165,000

A first floor one bedroom flat in this attractive double bay fronted period conversion in Easton. The property has been well-maintained by the current owners and briefly comprises a large living room with bay window to the front, a separate kitchen, double bedroom and bathroom. Situated in a convenient and central location, easy access is provided to the City Centre and M32. An ideal buy to let investment or first time buy.



# First Floor Flat, 140 Easton Road, Easton, Bristol, BS5 0ET

## DESCRIPTION

A self-contained one bedroom flat situated on the first floor of this attractive period terraced property in Easton. The property has been recently decorated and re-carpeted and benefits from gas central heating and UPVC double glazing. Currently let producing £700 per calendar month, the property would make an excellent continued rental investment or would be suitable for first time buyers as vacant possession can be obtained.

## LOCATION

The property is situated on Easton Road in Easton and easy access is provided to the City Centre and the M32 via Easton Way. A wide range of shops, restaurants and other amenities are available locally on Stapleton Road and St Marks Road.

## ACCOMMODATION

Please refer to floorplan for approximate room measurements and internal layout.

## FIRST FLOOR FLAT

The flat is accessed via a communal hallway on the ground floor with stairs leading to the first floor accommodation. There is a large bay-fronted living room to the front with high ceilings, a good-sized double bedroom with window to the rear and combination boiler, a separate kitchen with a range of fitted wall and base units, free-standing oven and hob, stainless steel sink with drainer and plumbing for a washing machine. To the rear of the flat is a tiled bathroom with fitted white suite and linoleum flooring. The property also benefits from a fitted double storage cupboard on the first floor landing.

## TENURE

The property is to be sold on the residue of a 999 year lease.

## TENANCY DETAILS

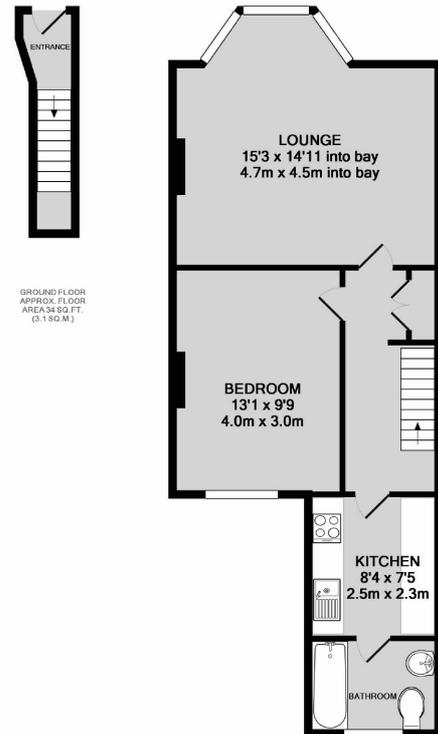
The flat is currently let on an Assured Shorthold Tenancy agreement producing £700 per calendar month (£8,400 per annum). Vacant possession can be obtained prior to completion if required.

## ENERGY PERFORMANCE CERTIFICATE

Rating: E

## VIEWING

Strictly by appointment with Maggs & Allen.



GROUND FLOOR  
APPROX. FLOOR  
AREA 3450 SQ. FT.  
(31.1 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 499 SQ. FT.  
(46.3 SQ. M.)

TOTAL APPROX. FLOOR AREA 532 SQ. FT. (49.5 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Auction, Commercial & Chartered Surveyors

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