



**267a Avonmouth Road  
Bristol  
BS11 9EN**

**Offers in Excess of £168,000**

**bettermove**

# Avonmouth Road Bristol

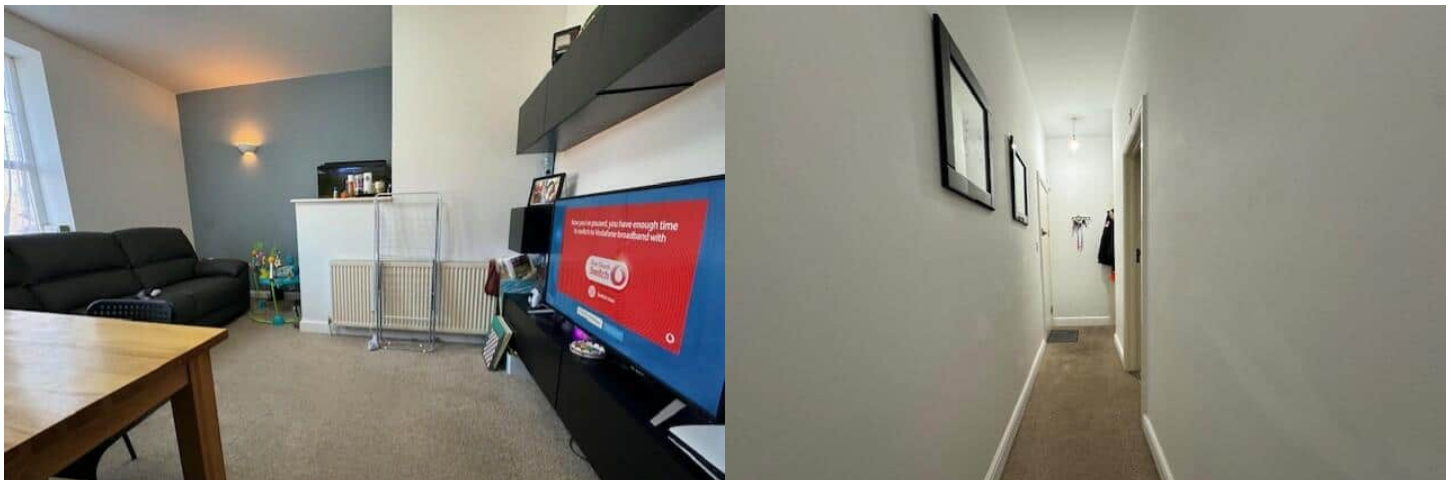
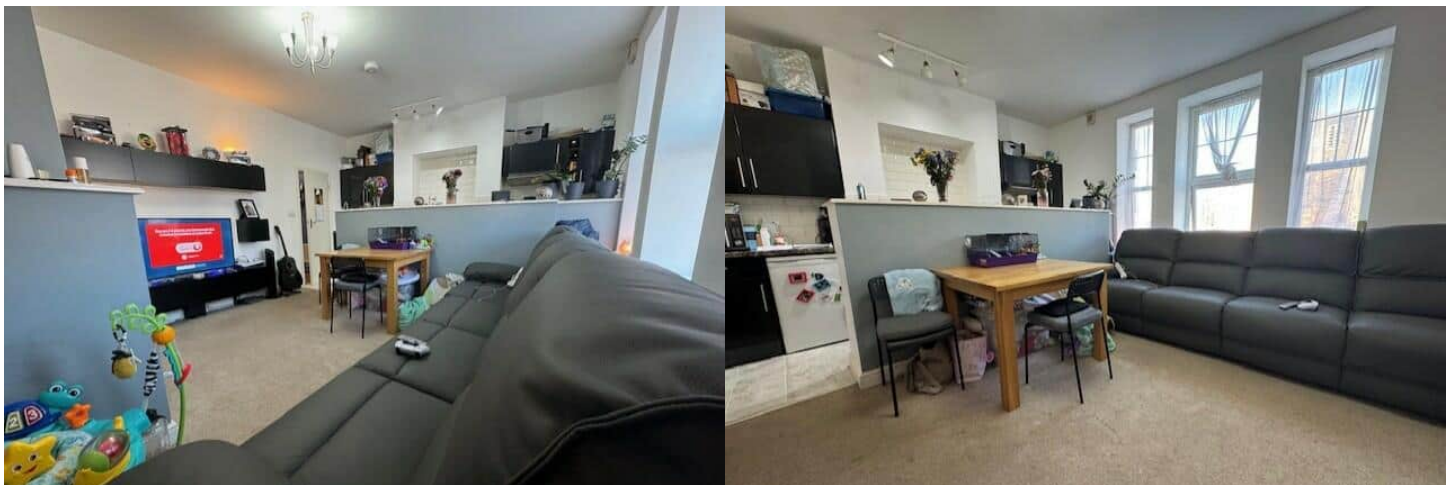
Discover this first floor flat on Avonmouth Road, Bristol, offering practical living with two bedrooms and one bathroom. Ideal for budget-conscious buyers, this leasehold property presents a unique opportunity. Don't miss out on this chance to own a cost-effective home in a convenient location.

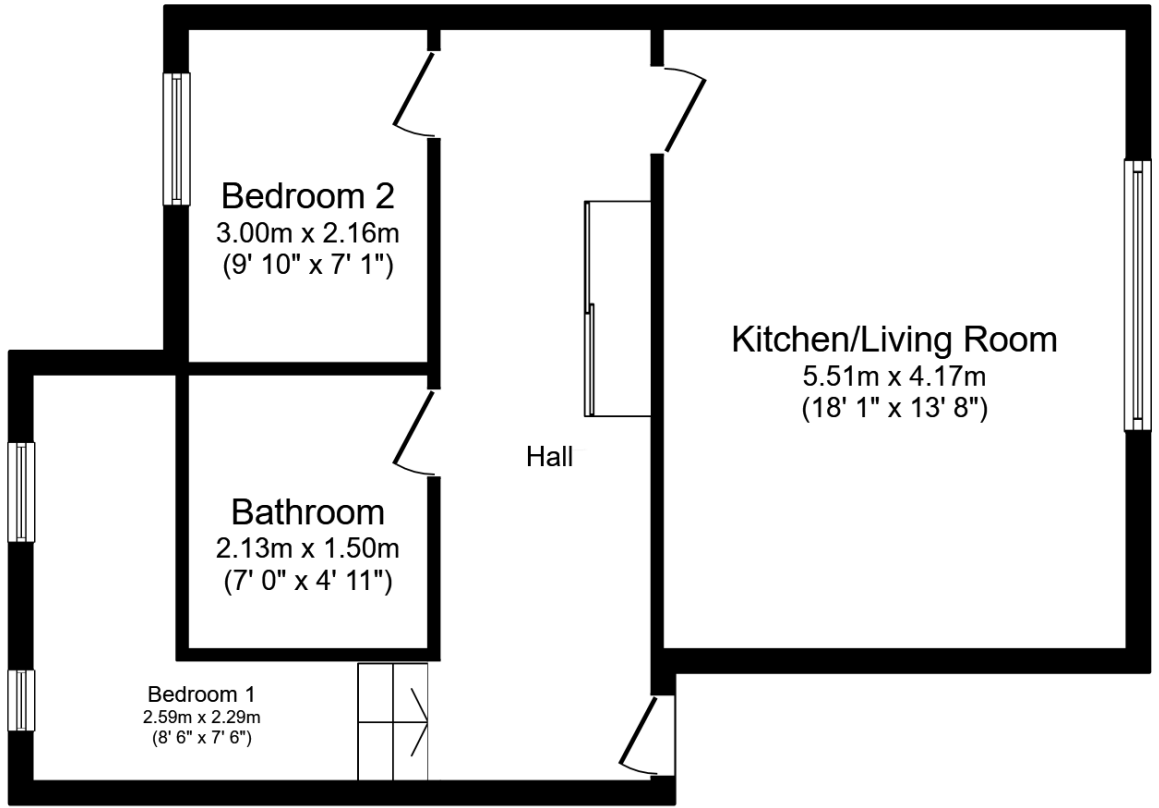
This flat on Avonmouth Road is an excellent choice for those seeking affordable housing options in Bristol. With two bedrooms and one bathroom, it provides a comfortable living space for individuals or small families. The property is leasehold with 966 years remaining, making it an attractive option for first-time buyers or investors looking for a budget-friendly purchase.

Located in the vibrant area of Avonmouth, the flat benefits from easy access to local amenities and transport links. The neighbourhood offers various shops and services within walking distance, ensuring that daily conveniences are readily available. Additionally, the proximity to public transport makes commuting into the city centre straightforward.

For families with children, there are several schools nearby, including Avonmouth Church of England Primary School. This adds to the property's appeal for those looking to settle in a community-focused area. The annual ground rent is £200, and the service charge is approximately £1,000 per annum, offering clear insight into the ongoing costs associated with the property.

Given the competitive price point of this property, interest is expected to be high. If you are searching for an affordable residence in Bristol, act quickly to secure this flat on Avonmouth Road. Contact us today to learn more about this opportunity.





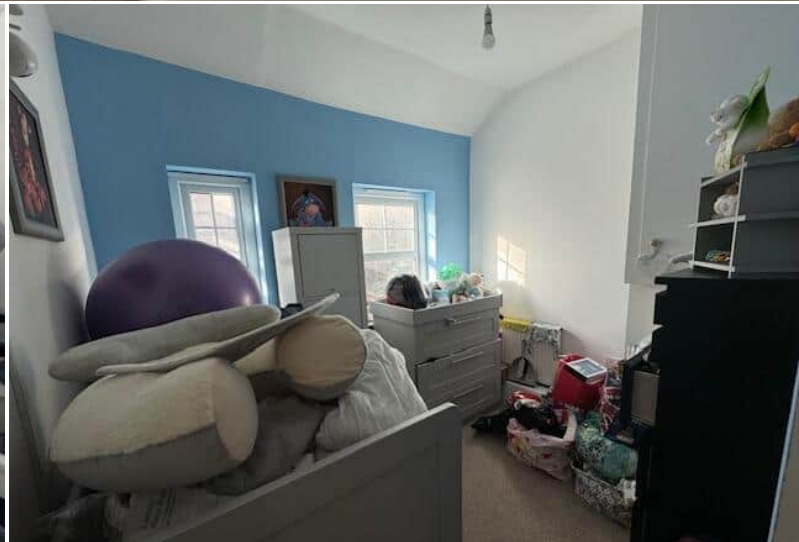
### Floor Plan

Floor area 56.9 m<sup>2</sup> (613 sq.ft.)

TOTAL: 56.9 m<sup>2</sup> (613 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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