



**Malvern Drive  
Bristol  
Gloucestershire  
BS30 8UZ**

**Offers in Excess of £99,950**

**bettermove**

# Malvern Drive

## Bristol

Bettermove are proud to present this 2 bedroom Maisonette in Bristol available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, electric heating throughout and has off street parking available via the garage. The council tax band is A.

This is a leasehold property with 48 years remaining on the lease. The current owner has served a section 42. This means any prospective purchaser will not have to wait 2 years to extend the lease. The Ground Rent is £50 per annum and there are no Service Charges.

The interior of this well presented property is as follows. Ground Floor: Entrance Hall and stairs leading up to the first floor. First Floor: Living room, kitchen, dining room and stairs leading up to the second floor. Second Floor: Bedroom one, bedroom two and bathroom. External: This property has a garden to the front with further benefits including a garage.

Located in the popular village of Warmley which is a popular suburb well placed for access to the Avon ring road, cycle track and the commute to both Bristol and Bath. There are local shops on the doorstep and the more extensive facilities of Longwell Green District centre including, Asda, Mark and Spencers and Costa are within easy striking distance.

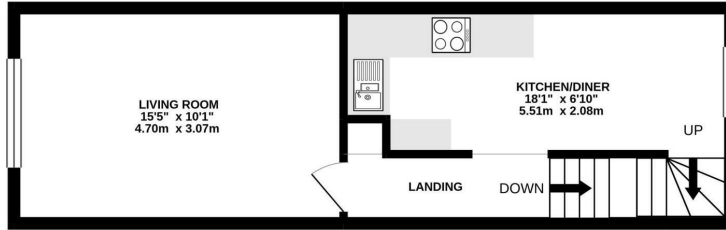
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



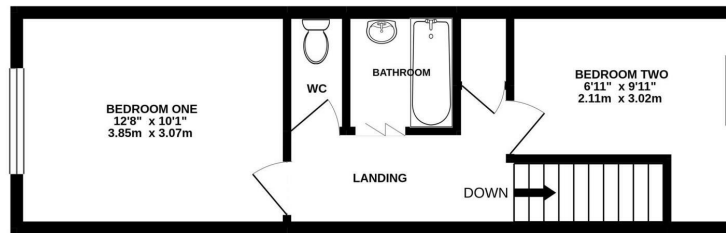
ENTRANCE



FIRST FLOOR



TOP FLOOR



Made with Metropix ©2020

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(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	



20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)