



Orchard Vale
Bristol
Gloucestershire
BS15 9UL

Offers in Excess of £170,000

bettermove

Orchard Vale Bristol

Bettermove are proud to present this 1 bedroom first floor flat in Bristol available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 982 years remaining on the lease; there is no ground rent and the service charge is £30 per month.

The interior of this beautifully presented property comprises a spacious and open plan living room and fitted kitchen, the double bedroom and the three piece bathroom located on the ground floor of the building.

Located in the popular city of Bristol, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A420, Lawrence Hill Train Station and many local bus routes.

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

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

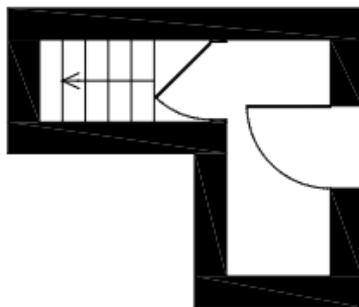
Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.

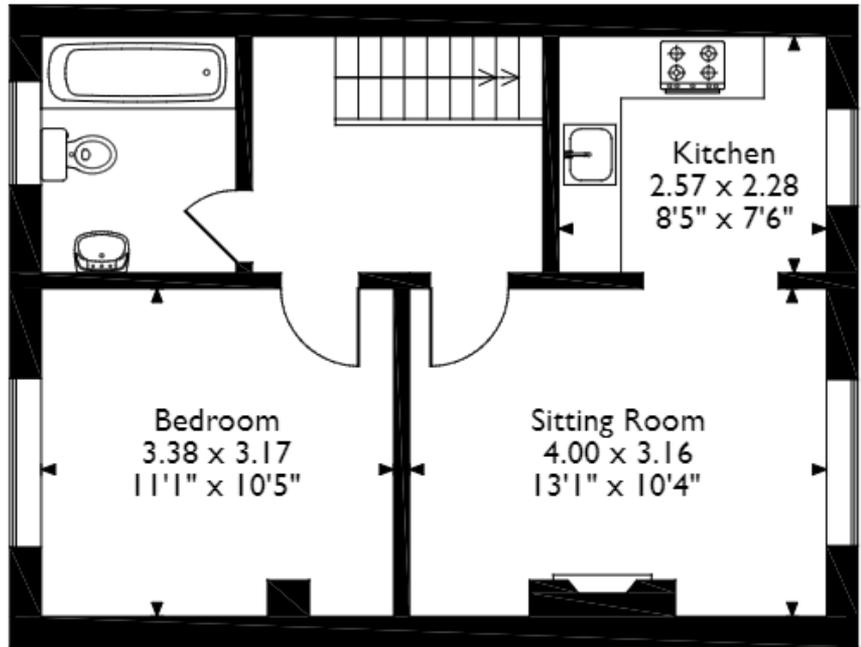


Orchard Vale, Bristol

Approximate Gross Internal Area 46 Sq M/495 Sq Ft



Ground Floor

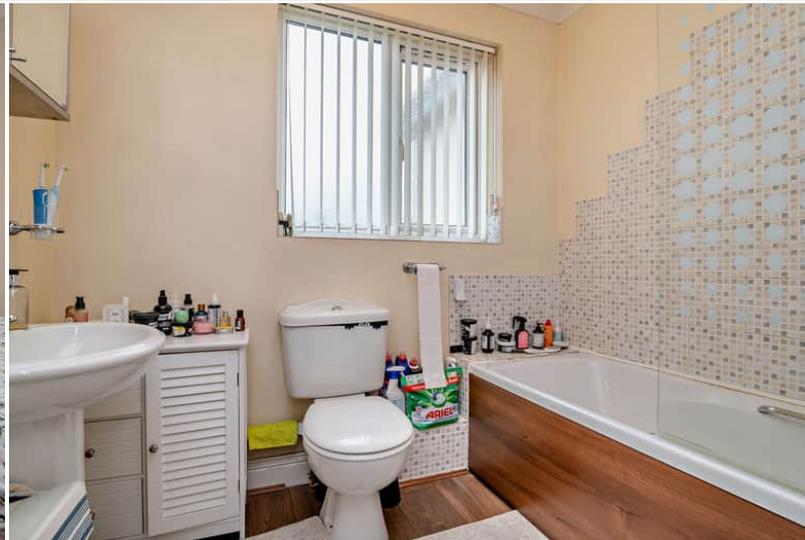


First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

58 65



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