



**Elbridge House**  
**Great Ann Street**  
**Bristol**  
**BS2 9DY**

**Offers in Excess of £189,000**

**bettermove**

# Great Ann Street

## Bristol

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

The property benefits from double glazing, gas central heating throughout and has off street parking available via a residents car park for permit holders only. 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 107 years remaining on the lease; the ground rent is £10 per annum and the service charge is £130 per month.

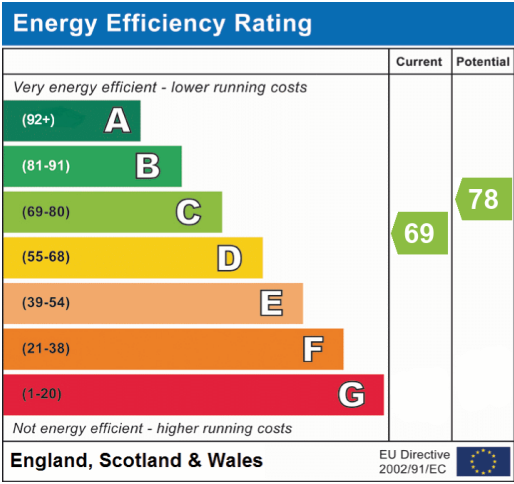
The interior of this property briefly comprises a spacious living room with access to the private balcony area, one double bedroom, the fitted kitchen and bathroom on the second floor. The building benefits from a secured gated entrance system and a communal garden.

Located in the popular residential area of Bristol, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from 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.







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