

**186a LAWRENCE HILL
BRISTOL BS5 0DN**

£112,500

**STAMP
DUTY
EXEMPT**



- ✓ Four brand new flats
- ✓ Finished to highest standard
- ✓ Double Bedroom
- ✓ Luxury kitchen with integral appliances
- ✓ Fully decorated and carpeted
- ✓ Double glazing
- ✓ Gas central heating
- ✓ Video entry system

AWAITING FLOORPLAN

THE OLD BANK, 186a LAWRENCE HILL, BRISTOL BS5 0DN

ENTRANCE	Via hardwood paneled door to communal stairway or UPVC patio doors to rear.
HALLWAY	Via wood door, double glazed window to rear, storage cupboard, intercom.
RECEPTION ROOM	16'4" x 12'0" Double glazed window to the front, telephone and television points, smoke alarm, radiator, archway leading into:
KITCHEN	8'2" x 5'3" Fitted with a range of wall and base units with rolled edge work surfaces over, stainless steel single drainer sink unit with mixer tap and tiled splash backs, built in electric cooker and hob with extractor over, integrated fridge, freezer and washer dryer, low voltage halogen spot lights, radiator, combination boiler supplying domestic hot water and heating, double glazed window to rear.
BATHROOM	7'11" x 5'4" White suite comprising paneled bath with electric shower over, pedestal wash hand basin, with light and shaver socket over tiled splash backs, low level w.c., extractor, low voltage halogen spotlights, chrome effect heated towel rail, double glazed window to rear.
BEDROOM	12'8" x 8'6" Double glazed window to front, TV aerial point, telephone point.
OUTSIDE	Storage area for bikes etc. in basement.
TENURE	Leasehold, management costs approximately £30 p.c.m.
COUNCIL TAX	Bristol City Council –Band 'A' £906.65 (2006/2007)
VIEWING	Strictly by appointment with Clark & Co Estate Agents

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to provide identification documentations on agreeing a sale and would therefore ask for your co-operation, in order to avoid any unnecessary delays.

These particulars have been prepared in good faith to give a fair and overall view of the property. None of the services, appliances or equipment has been tested. Purchasers should satisfy themselves on such matters prior to purchase. Any area, measurements or distances referred to are given as a **GUIDE ONLY** and not deemed to be precise. Any floorplans provided are for illustrative purposes only and are **NOT** necessarily to scale. If such details are fundamental to a purchase, purchasers should rely on their own additional enquiries. All negotiations should be conducted through Clark & Co Estate Agents.