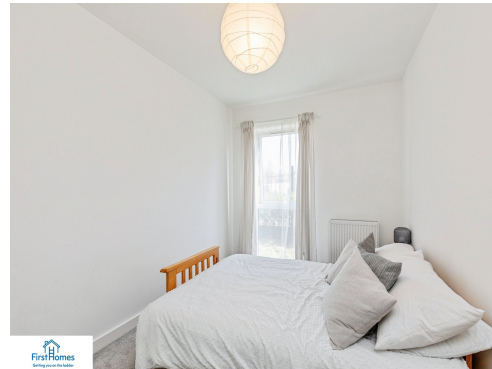
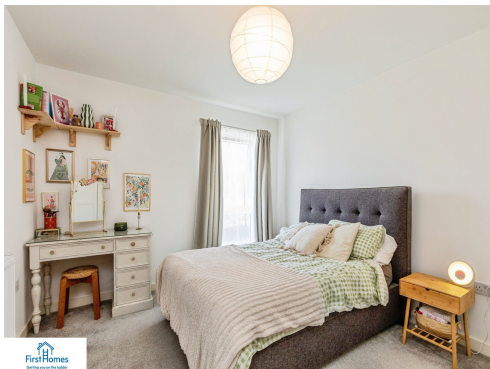




Flat 2 10 Landing Lights Bristol BS14 0FZ

for sale
£257,500



Property Description

First Homes is a new scheme designed to help local first time buyers and key workers onto the property ladder, by offering homes at a discount of 30% to a reduced price of £180,250. The discounts will apply to the homes forever, meaning that generations of new buyers and the local community will continue to benefit every time the property is sold.

Set within a smart, contemporary development on the southern edge of Bristol, this beautifully presented ground-floor apartment offers a calm, inviting home with a warm, modern aesthetic throughout. Thoughtfully arranged and finished with soft, homely styling, the property blends comfort with practicality, creating a space that feels instantly welcoming.

The open-plan kitchen/living area forms the natural heart of the home — a bright, sociable room with rear-aspect double-glazed windows drawing in generous natural light. The layout allows for relaxed lounging, dining, and cooking in one seamless space, while the kitchen itself features modern cabinetry, excellent storage, and a range of integrated and freestanding appliances.

The main bedroom enjoys a peaceful rear-aspect outlook and space for a large bed and additional furniture, while the second bedroom offers flexibility as a guest room, nursery, or dedicated workspace. A modern bathroom completes the accommodation, fitted with a clean white suite and contemporary tiling.

First Homes scheme: first-time buyer's guide: Overview - GOV.UK

First Home Scheme Guidance

First time buyer, earning less than £80,000 per year (£90,000 in London). Mortgage to

cover at least 50% of purchase price. Councils can apply additional criteria such as local connection or key worker.

Eligibility Criteria:

a. Purchasers of First Homes must be first-time buyers and must have a household income not exceeding £80,000 and £90,000 in London (or lower if set by the local authority)

b. Post-discount price caps on first sale of the property of £250,000 across England and £420,000 in London (or lower if set by the local authority)

c. A First Home should be the buyers only home and a purchaser will need to use a mortgage or home purchase plan for at least 50% of the purchase price of the home

d. Local connections and/or key worker status is as determined by the relevant Local Authority

First Homes scheme: first-time buyer's guide: Overview - GOV.UK

Entrance Hallway

A welcoming central hallway creating separation yet connection to all rooms, finished in a soft neutral palette, with space for coats and shoes.

Kitchen/Living Room

19' 9" x 13' 9" (6.02m x 4.19m)

A bright and welcoming open-plan space with a rear-aspect double-glazed window drawing natural light across the room. The living area is styled with warm wood flooring, soft decor, and space for both lounging and dining. The kitchen features modern grey cabinetry, black worktops, and integrated appliances including oven, hob, and extractor.

With space for fridge freezer, and washing machine/dishwasher. The room also features hardwood flooring and a wall-mounted radiator.

Bedroom One

12' 6" x 10' 10" (3.81m x 3.30m)

A generous main bedroom with a rear-aspect double-glazed window and a calm, neutral finish. The room accommodates a large bed, bedside furniture and wardrobe space. The room features carpeted flooring and a wall-mounted radiator.

Bedroom Two

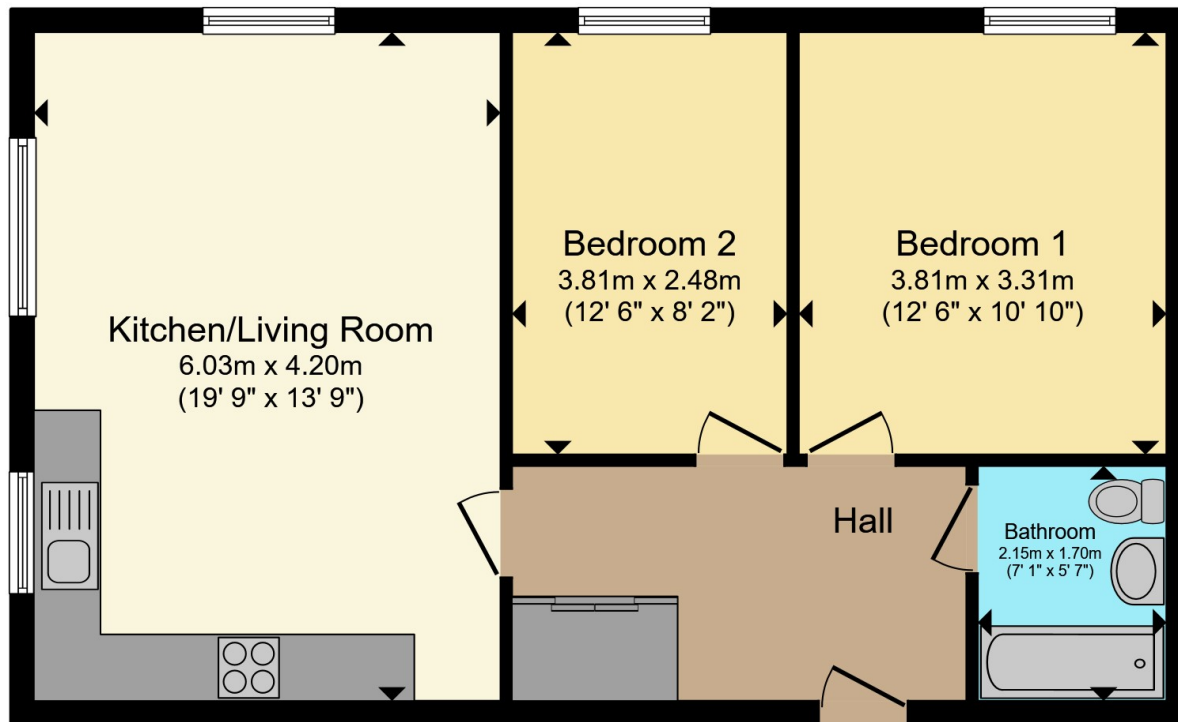
12' 6" x 8' 2" (3.81m x 2.49m)

A bright and peaceful second bedroom with a front-aspect double-glazed window. Ideal as a guest room, nursery, or home office. The room also features carpeted flooring and wall-mounted radiator.

Bathroom

A modern bathroom fitted with a white suite comprising a paneled bath with shower over and glass screen, pedestal wash basin, and WC. Finished with light tiling and clean contemporary styling. Hardwood flooring and wall-mounted radiator.





Total floor area 61.4 m² (661 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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243 North Street Southville
BRISTOL BS3 1JN

EPC Rating: B

Council Tax
Band: B

Service Charge:
1516.15

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312495

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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