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Flat 15, Chapel Mill Chapel Lane, Warmley, Bristol, BS15 4WE

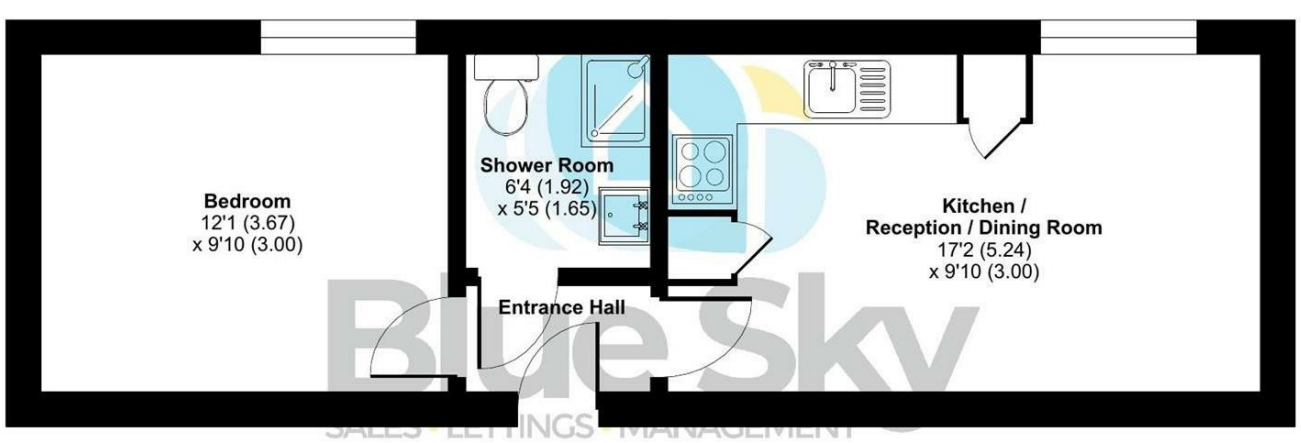
Offers In Excess Of £170,000



Chapel Lane, Warmley, Bristol, BS15

Approximate Area = 342 sq ft / 31.8 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Blue Sky Property Solutions Ltd. REF: 1536853

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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.

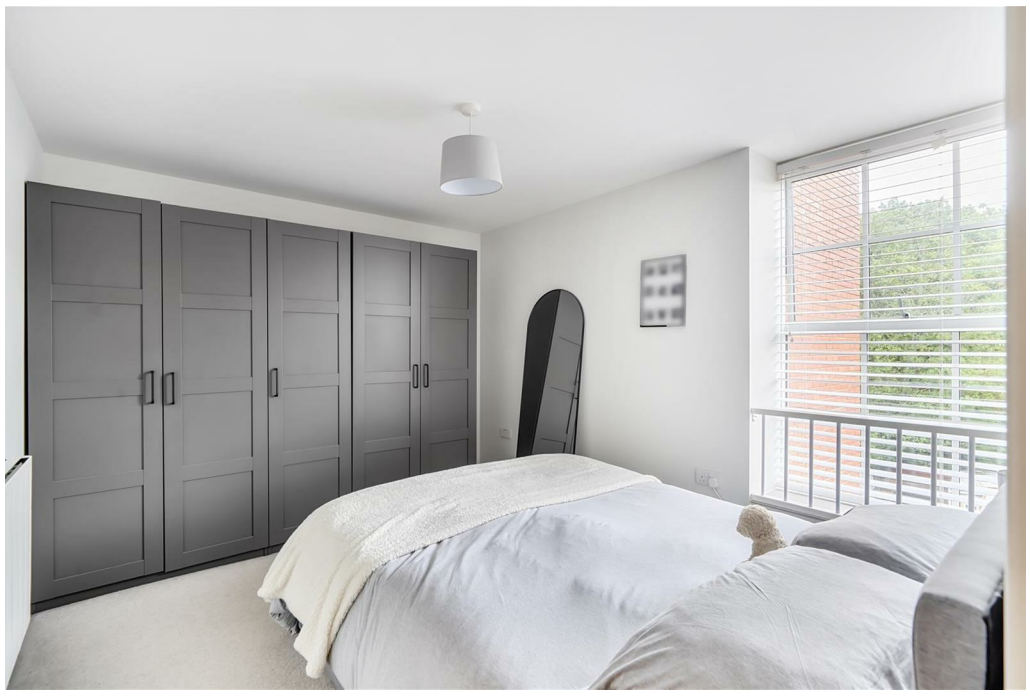


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Council Tax Band: A | Property Tenure: Leasehold

NO CHAIN! Nestled in the charming area of Warmley, Bristol, this stunning modern second-floor apartment on Chapel Lane offers a delightful living experience. With one spacious bedroom, this property is perfect for individuals or couples seeking a contemporary home. The open-plan lounge and dining area seamlessly connects with the kitchen, creating a bright and inviting space ideal for both relaxation and entertaining. The apartment features a well-appointed shower room, ensuring convenience and comfort. Additionally, the property benefits from allocated parking for one vehicle, along with visitors bays and communal electric vehicle chargers on site, catering to the needs of modern living. Situated close to local amenities, residents will find shops, cafes, and essential services just a short distance away. For those who enjoy outdoor activities, the nearby cycle track provides an excellent opportunity for leisurely rides and exploration. This property is offered with no onward chain, making it an attractive option for those looking to move in without delay. With its blend of modern design, practical features and a prime location, this apartment is a wonderful opportunity not to be missed.





Front
Access to communal front door, communal hall with stairs leading to the second floor.

Entrance Hall
Door to apartment from communal hall, fuse board, wall cupboard housing electric meter.

Kitchen/Lounge/Diner
17'2 x 9'10 (5.23m x 3.00m)
Entry phone system, double glazed window to rear, wall and base units with worktops over, wine rack, cupboard housing hot water tank, electric hob and oven, cooker hood, splashbacks, integrated fridge/freezer, space for washing machine, sink and drainer, breakfast bar, wood effect flooring, electric heater, extractor fan, feature window cill.

Shower Room
6'4 x 5'5 (1.93m x 1.65m)
Extractor fan, heated towel rail, W.C, shaver point, wash hand basin, shower cubicle, part tiled walls, tiled effect flooring.

Bedroom
12'1 x 9'10 (3.68m x 3.00m)
Double glazed window to rear, electric heater, feature window cill.

Parking
One allocated parking bay, bay 15 located to the rear of the building. Visitor parking bays and communal EV chargers on site.

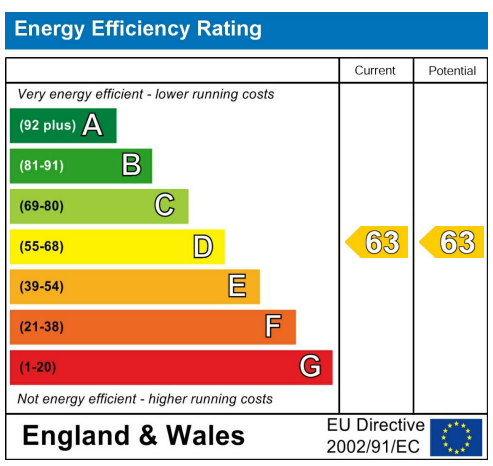
Communal Areas
Communal bin store and communal bike store on site for use of the residents.

Agent Note
The vendor has advised the lease length remaining is 995 years. There is no annual ground rent charge and annual service charge is £1,236 approx, the service charge includes buildings insurance. The service charge is reviewed yearly.

Should you decide to make an offer on this property, we'll need to complete some standard Anti-Money Laundering (AML) checks as part of the buying process, in line with HMRC regulations. To make this as straightforward as possible, we work with our trusted compliance partner, Coadjute, who carry out these checks on our behalf. There is a fee for this service, which will be payable if you choose to proceed with your offer.









The Property Ombudsman

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