



urbanlighthouse  
INDEPENDENT ESTATE AGENT

Leighton Road,  
Southville,  
Bristol,  
BS3 1NT

£275,000

**Communal Hall**  
**19'3 x 3'1**  
 5.87 x 0.94m

**Entrance Hall**  
**19'3 x 3'**  
 5.87 x 0.91m

**Lounge**  
**15'6 into bay x 12'7**  
 4.72 into bay x 3.84m

**Connecting Hall**  
**5'5 x 3'**  
 1.65 x 0.91m

**Kitchen/Dining Room**  
**12'10 sq**  
 3.91m sq

**Bedroom**  
**12'10 x 9'11**  
 3.91 x 3.02

**Bathroom**  
**5'10 x 6'7**  
 1.78 x 2m

**Rear Garden**  
**23' x 16'7**  
**(plus side return**  
**19'8 x 5.3)**  
 7.01 x 5.05m (plus  
 side return  
 5.99 x 1.6m)



A really well proportioned one double bedroom ground floor garden flat, occupying an enviable position on one of Southville's premier roads. The property is the whole of the ground floor (apart from the communal hall), comprising; communal entrance hall, lounge with bay window and wood burner, kitchen/dining room with patio door leading out to the charming south westerly facing private garden, double bedroom, bathroom.

GROUND FLOOR  
 556 sq ft (51.3 sq m) approx.



TOTAL FLOOR AREA: 556 sq ft (51.3 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, weights and any other data are approximate and do not constitute a contract for any specific purpose. The seller or agent does not warrant or guarantee the accuracy of the information provided. The seller or agent does not warrant or guarantee the accuracy of the information provided.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

For information about the local area visit: <https://urbanlighthouse.co.uk/about-the-area/southville.html>