



**Estuary House**  
**Lower Burlington Road**  
**Portishead**  
**Bristol**  
**Somerset**  
**BS20 7BJ**

**Offers In Excess Of £180,000**

**bettermove**

# Lower Burlington Road Bristol

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

The property is tenanted, rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has own private entrance.

The council tax band is B.

This is a leasehold property with 999 years on the lease from 2001; the ground rent is £50 half yearly and the service charge is approximately £97.51 pcm.

The interior of this beautifully presented property comprises a spacious open plan living room and fitted kitchen, 1 bedroom and the bathroom.

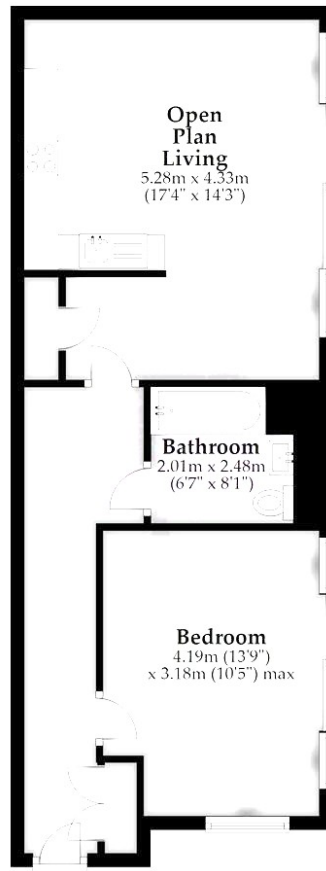
Located in the popular town of Portishead, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A369, M5 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



## Ground Floor

Approx. 51.5 sq. metres (554.4 sq. feet)



Total area: approx. 51.5 sq. metres (554.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>81</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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