



11 The Stepping Stones St Annes Bristol
BS4 4EY

£195,000

A Fantastic opportunity to purchase this two-bedroom second floor flat in this popular development of St Annes Park with local amenities and shops nearby. This lovely well-presented property offers light and airy accommodation to briefly include a communal entrance with intercom system, a hallway, a spacious lounge, a modern re-fitted kitchen and stunning bathroom, two generous bedrooms. Further benefits include Upvc double glazing, an allocated parking space with canopy and a visitor parking space. Situated on the popular "Stepping Stones" riverside development and offering easy access to the City Centre, Temple Meads Railway Station as well as lovely walks through nearby St Annes Woods, early viewing of this stunning property is highly recommended.

Communal Entrance

There is a communal entrance with intercom entrance system.

Entrance

Hardwood entrance door leading into the entrance hallway.

Hallway

Doors leading into the lounge, bedrooms one and two, bathroom, cupboard housing hot water tank, laminate floor, intercom system.

Lounge

13' 6" x 11' 9" (4.11m x 3.58m)
uPVC double glazed window to the rear, electric wall heater, laminate wood flooring, built in storage cupboard.

Kitchen

7' 6" x 6' 9" (2.28m x 2.07m)
uPVC double glazed window to the rear, modern refitted range of wall and base units with square edge worksurfaces and tiled splashbacks, integrated oven and hob, cooker hood, integrated fridge/freezer, ceramic one and half

bowl sink unit with mixer tap, space for washing machine, space for tumble dryer, laminate wood flooring.

Bedroom One

9' 5" x 8' 7" (2.86m x 2.62m)
uPVC double glazed window to the front, laminate flooring, electric wall heater.

Bedroom Two

8' 8" x 6' 0" (2.64m x 1.82m)
uPVC double glazed window to the front, laminate floor, electric wall heater.

Bathroom

6' 1" x 6' 0" (1.86m x 1.84m)
uPVC double glazed obscure window to the side, re-fitted bathroom suite comprising of a white bath with electric shower over, pedestal wash hand basin, low level WC, laminate flooring, extractor fan, heated towel rail, vanity mirror, fully tiled walls.

Car Parking

There is an allocated parking space which is in a nearby carport and visitors parking spaces.





Council Tax

Bristol City Council Band A

Service Charges

£1136.52 per annum with an annual ground rent of £49.68.

Lease

The property is leasehold with 94 years lease remaining.

Awaiting Floorplan

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not conducted a detailed survey, nor evaluated the services, appliances and specific fittings. Room sizes are approximate; accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures, carpeting, curtains/blinds, and kitchen equipment, whether fitted or not, are deemed removable by the vendors unless specifically agreed.

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Bristol