



## Charfield Green

Charfield, South Gloucestershire, GL12 8SZ

£795 PCM



Found in the popular village of Charfield, this first floor apartment has been tastefully upgraded by the current landlord. The apartment is entered via a communal entrance hallway with intercom system with stairs leading to the first floor landing area. On entering the apartment you are met by a hallway giving access to the contemporary bathroom, double bedroom, lounge and fitted kitchen overlooking the rear. Outside, the apartment has use of a private garden with useful storage building.



### Communal Entrance

Via glazed door with intercom system, stairs to apartment.

### Entrance Hallway

Via part glazed door, vinyl flooring, radiator, doors to;

### Bedroom

Window to front aspect, radiator.

### Bathroom

Window to side aspect, bath with shower off taps, wash hand basin set in unit, wc, chrome heated towel rail, panels to wall.

### Lounge

Window to front aspect, radiator.

### Kitchen

Window to rear aspect, range of wall and base units with work-surfaces, stainless steel sink unit with mixer tap, space for oven, washing machine and fridge, radiator, cupboard housing Vaillant gas boiler.

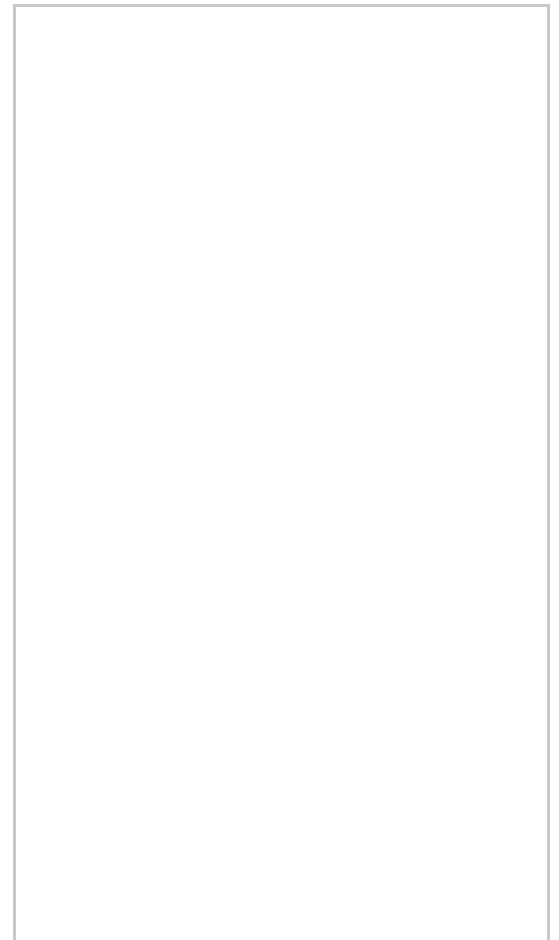
### Outside

A shared path leads to the enclosed rear garden with lawned area and storage area,

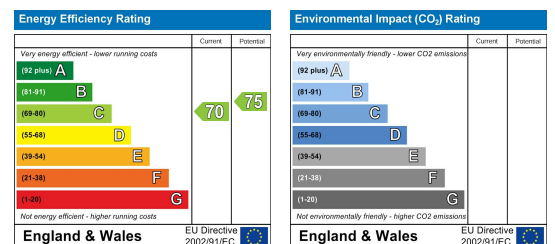
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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