



25 St. Patricks View

St George, Bristol, BS5 8FX

**Asking price £230,000**



# 25 St. Patricks View



## Description

This modern 2 bedroom ground floor apartment is located near the ever popular Church Road with its shops, cafes and amenities with great access to St George's Park, Netham Playing fields and much more. The flat also benefits its own private entrance next to the well maintained gardens with mature planting, lawn and greenery to the front.

Offering an inner hallway with storage cupboards that leads to a spacious open plan lounge/ diner with a Juliette balcony to the rear and a modern styled kitchen (with integrated appliances ) to the front. The master bedroom has an ensuite shower room, there is a second double bedroom and a modern bathroom. Offering double glazing, gas central heating and an allocated parking space there is no ongoing chain !

Ideal for anyone looking for a nice home in a popular location. Check out the virtual tour and get in touch to book in a viewing!  
983 approx remaining on the Lease. £360 Ground Rent. £1280 service charge per annum.

- GROUND FLOOR FLAT WITH PRIVATE ENTRANCE
- 2 DOUBLE BEDROOMS
- OFF STREET PARKING
- GAS CENTRAL HEATING
- GREAT ACCESS TO CHURCH ROAD AND ST GEORGES PARK
- LANDSCAPED COMMUNAL GARDENS ON YOUR DOORSTEP
- BATHROOM AND ENSUITE SHOWER ROOM
- DOUBLE GLAZING
- GOOD SIZED LIVING SPACE
- NO CHAIN !

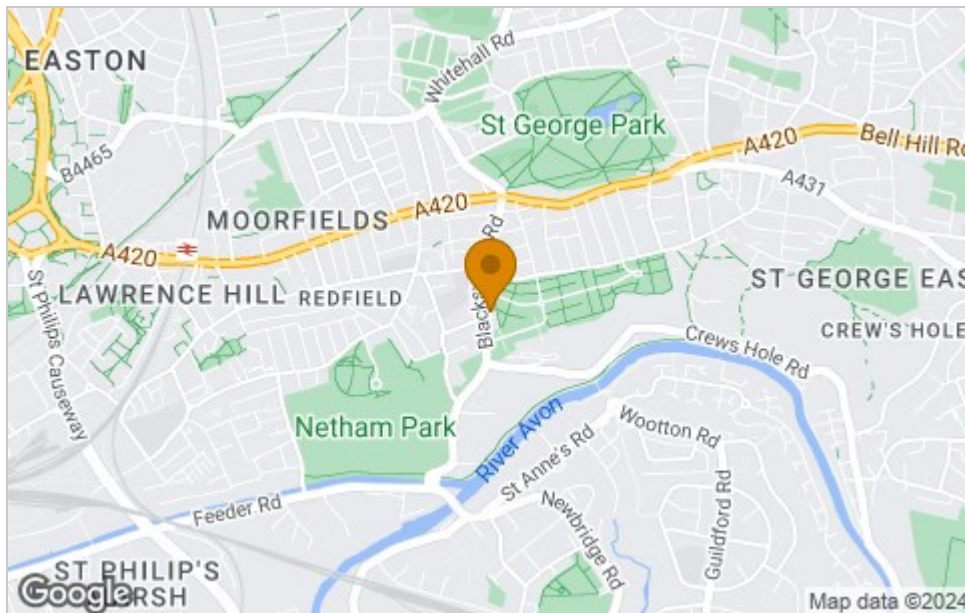




## Floor Plan



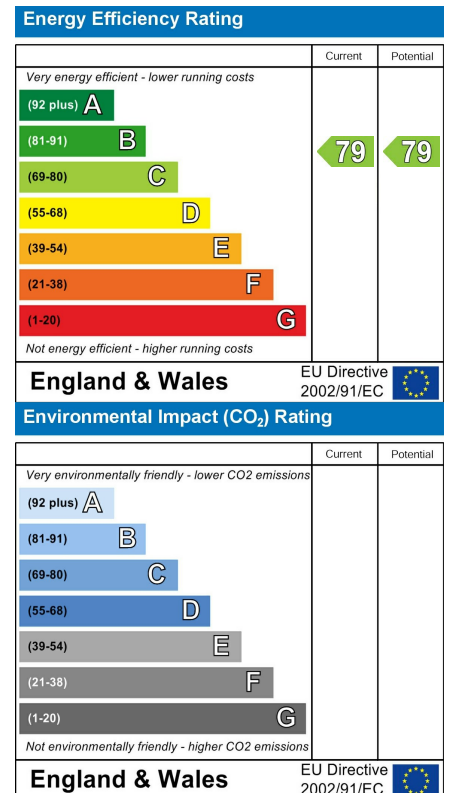
## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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