



Apartment 4, 98-100 Clouds Hill Road  
, Bristol, BS5 7LF

**Asking price £197,500**



# Apartment 4, 98-100 Clouds Hill Road



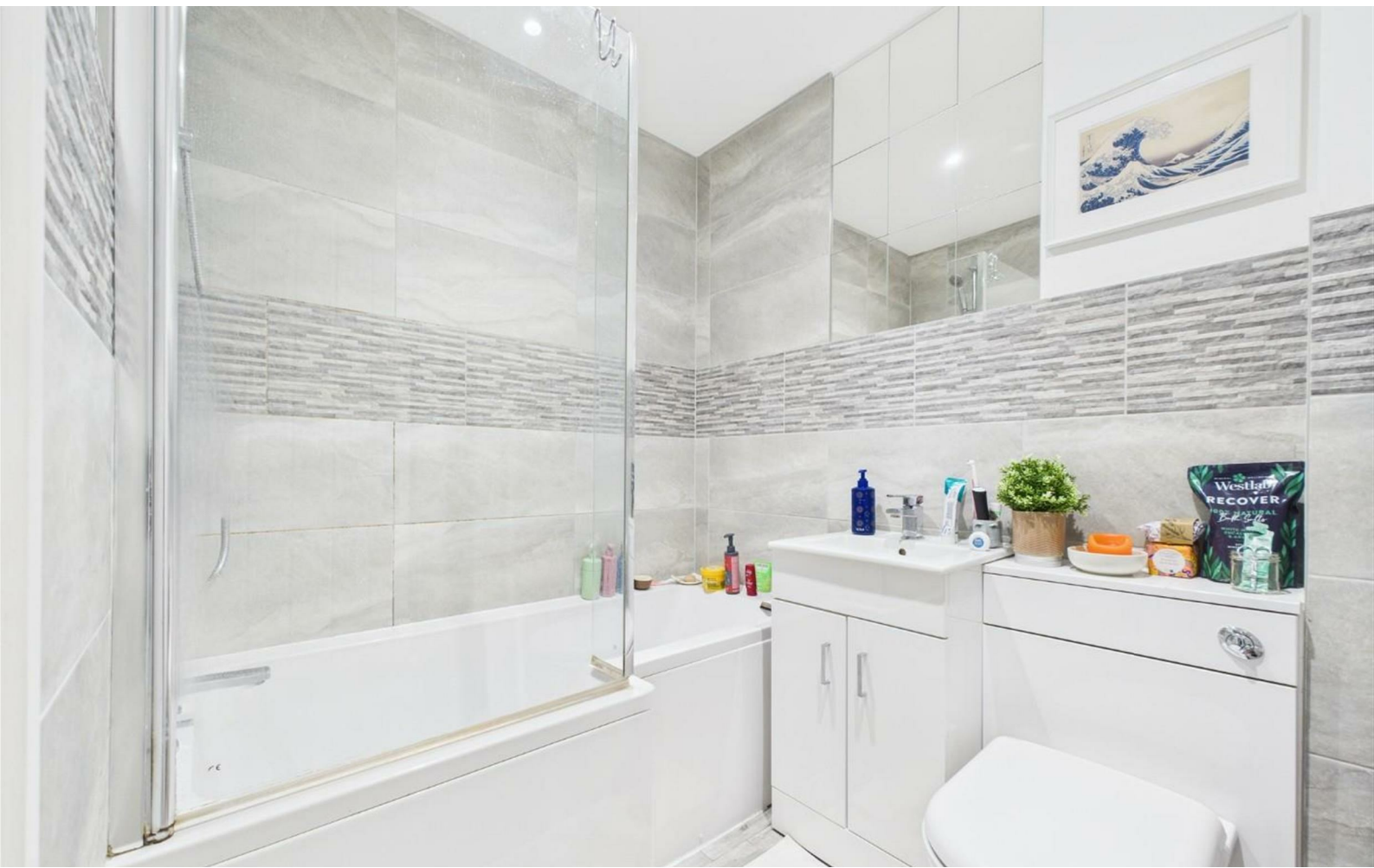
## Description

Welcome to this spacious well-presented 1 bed apartment situated in St. George and only a stones throw away from St. George Park and all the cafes, shops and amenities Church Road has to offer. With good transport links via buses, the Lawrence Hill Train Station and cycle paths into the city, this property is ideal for first time buyers and investors alike. Also it's only a short drive away from the M32. Don't miss out on the opportunity to make this gem your own!

As you enter, you are greeted with a spacious open plan living area featuring a lovely Juliet balcony. The contemporary kitchen offers integrated appliances and leads to a spacious master bedroom and a modern bathroom. This property also boasts a gated entrance and secure bike storage to the rear.

Further benefits include gas central heating, double glazing and no onward chain!! Call now to book a viewing !!

- NEAR ST. GEORGE PARK
- OPEN PLAN LIVING AREA
- TROOPERS HILL WITHIN REACH
- NO CHAIN !!!
- MODERN BATHROOM
- SECURE BIKE STORAGE & GATED ENTRANCE
- SPACIOUS BEDROOM
- MODERN KITCHEN
- GOOD TRANSPORT LINKS
- GAS CENTRAL HEATING & DOUBLE GLAZING

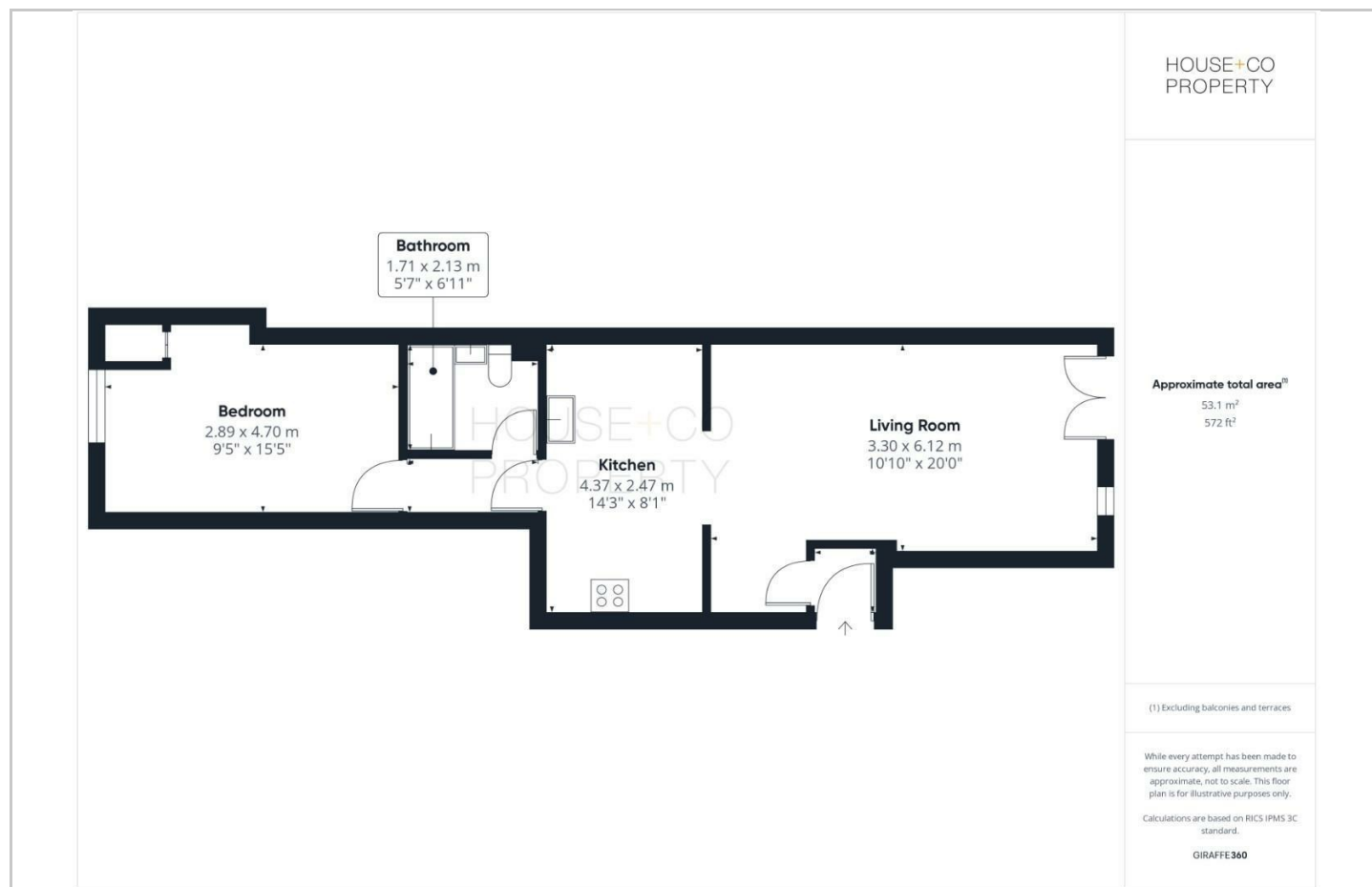




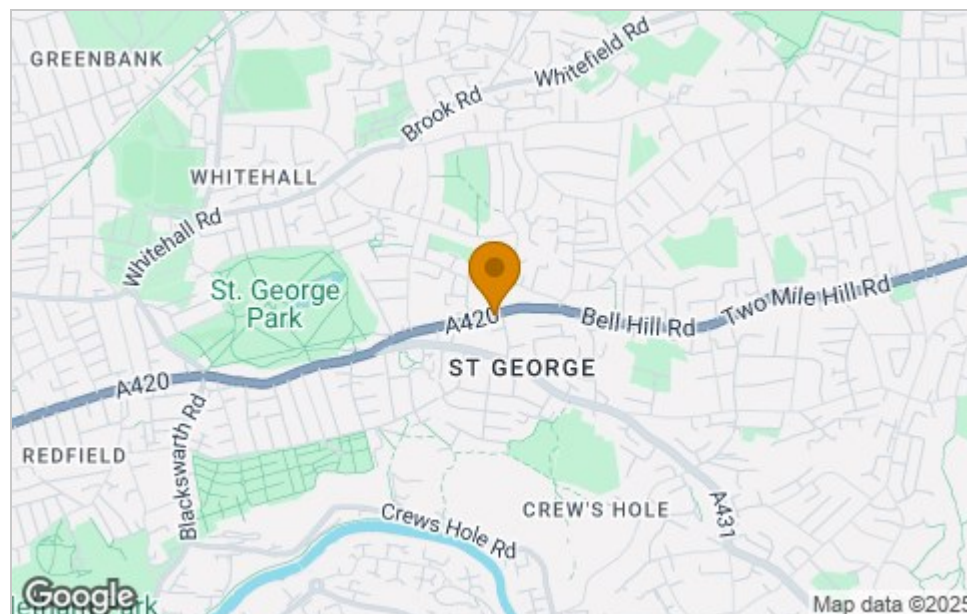




## Floor Plan



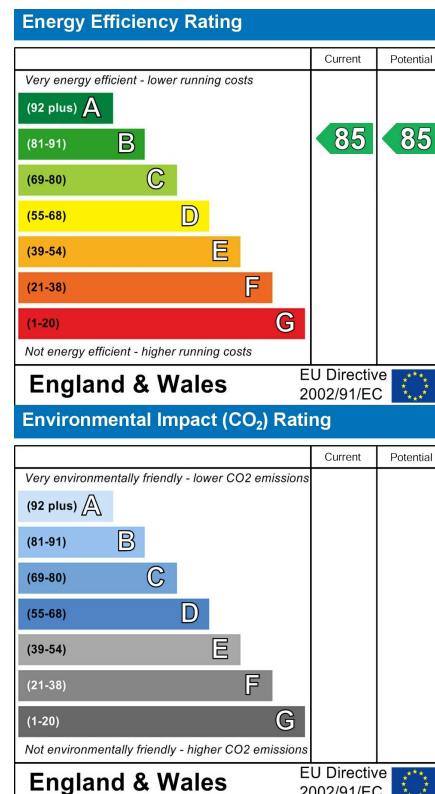
## Area Map



## 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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