Asking price £270,00



# Flat 6 Fountain Park Court, 314 Church Road





## **Description**

Situated in the vibrant area of St. George, this stunning top floor flat at Fountain Park Court offers a perfect blend of modern living and convenience. Built in 2021, this purpose-built flat is designed to meet the needs of contemporary lifestyles, making it an ideal choice for first-time buyers.

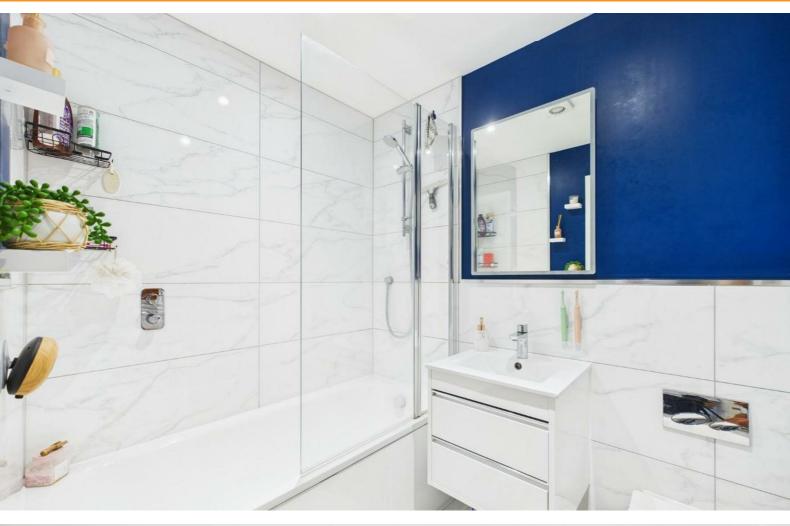
As you enter, you are greeted by a welcoming hallway that leads to a spacious open-plan kitchen and living area, the stylish kitchen is well-equipped and perfect for entertaining

This flat boasts two generously sized double bedrooms, both featuring built-in wardrobes. A utility room adds to the practicality of the home, while the modern bathroom is tastefully designed,.

 $\label{lem:continuous} \mbox{Additional features include double glazing as well as gas central heating. Residents}$ 

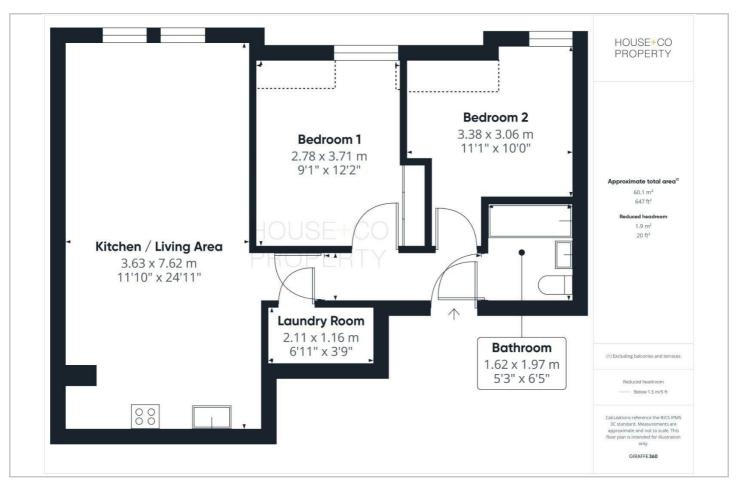
- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / LIVING AREA
- MODERN BATHROOM
- BUILT IN 2021
- DOUBLE GLAZING
- NEXT TO ST. GEORGE PARK
- BIKE STORAGE
- UTILITY ROOM
- GOOD TRANSPORT LINKS



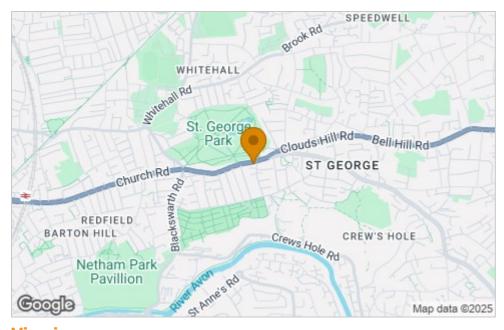




#### **Floor Plan**



# **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**

Energy Efficiency Rating		
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	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(69-80) C		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
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