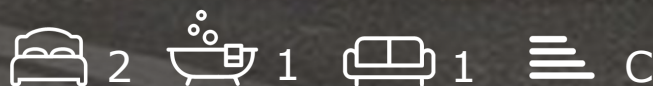




## 2 The Stepping Stones

St. Annes Park, Bristol, BS4 4EY

**Asking price £179,950**





## 2 The Stepping Stones



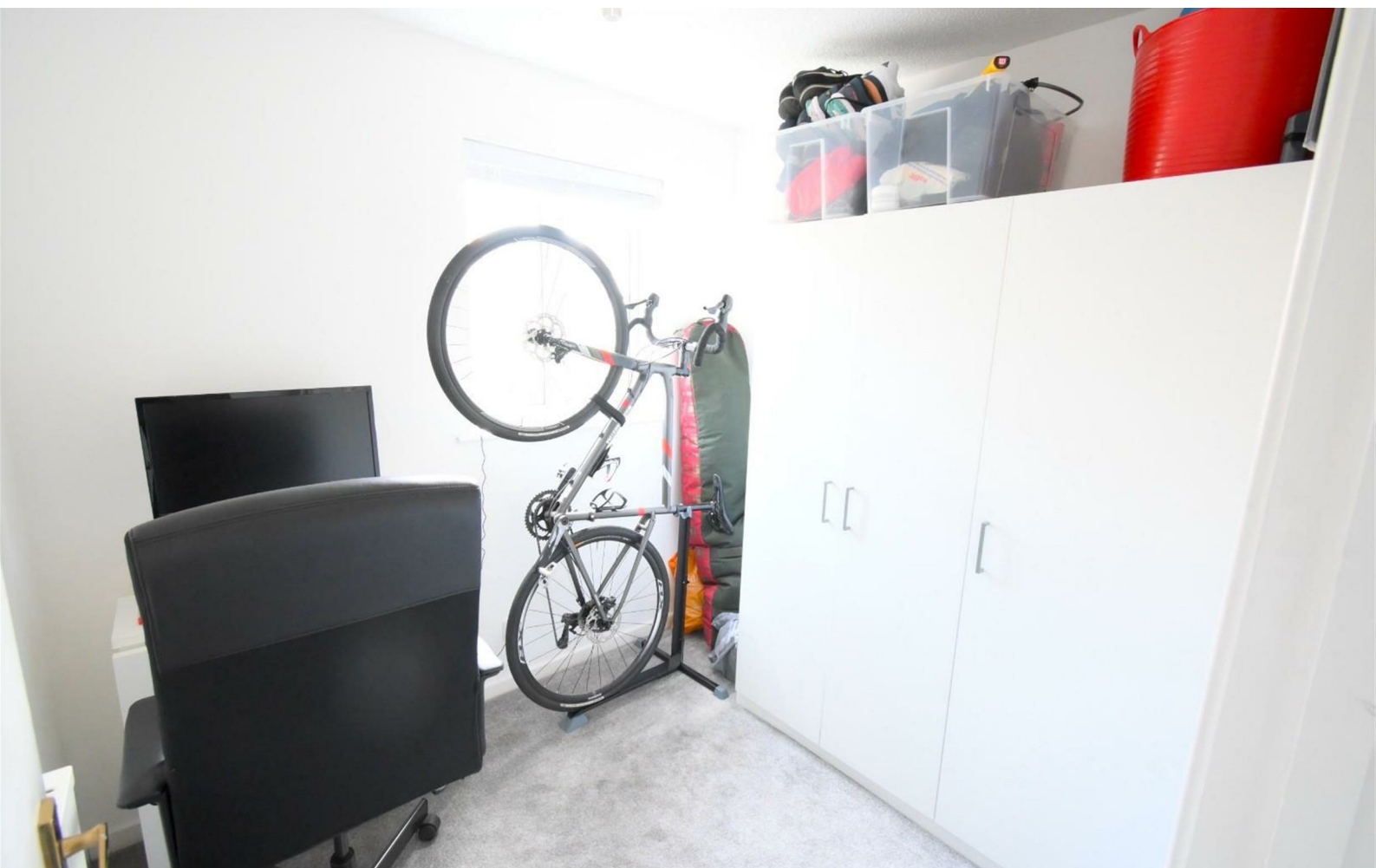
### Description

Nestled in a quiet cul-de-sac on the edge of the River Avon, within walking distance of good schools, local amenities, St Anne's Park and the City Centre, sits this two double bedroom modern apartment; ideal for first time buyers looking to get on the market ladder! The property welcomes you by an entrance hallway with storage cupboard leading to a 13ft lounge/diner opening to a contemporary kitchen area along with two double bedrooms and a modern shower-room.

Further benefits include recently installed new eco and modern fitted electric radiators throughout, double glazing, council tax banding A. Tenure information; Leasehold, 125yrs lease [commence 1993 circa.] £4.17PCM ground rent, £90.72PCM service/management costings.

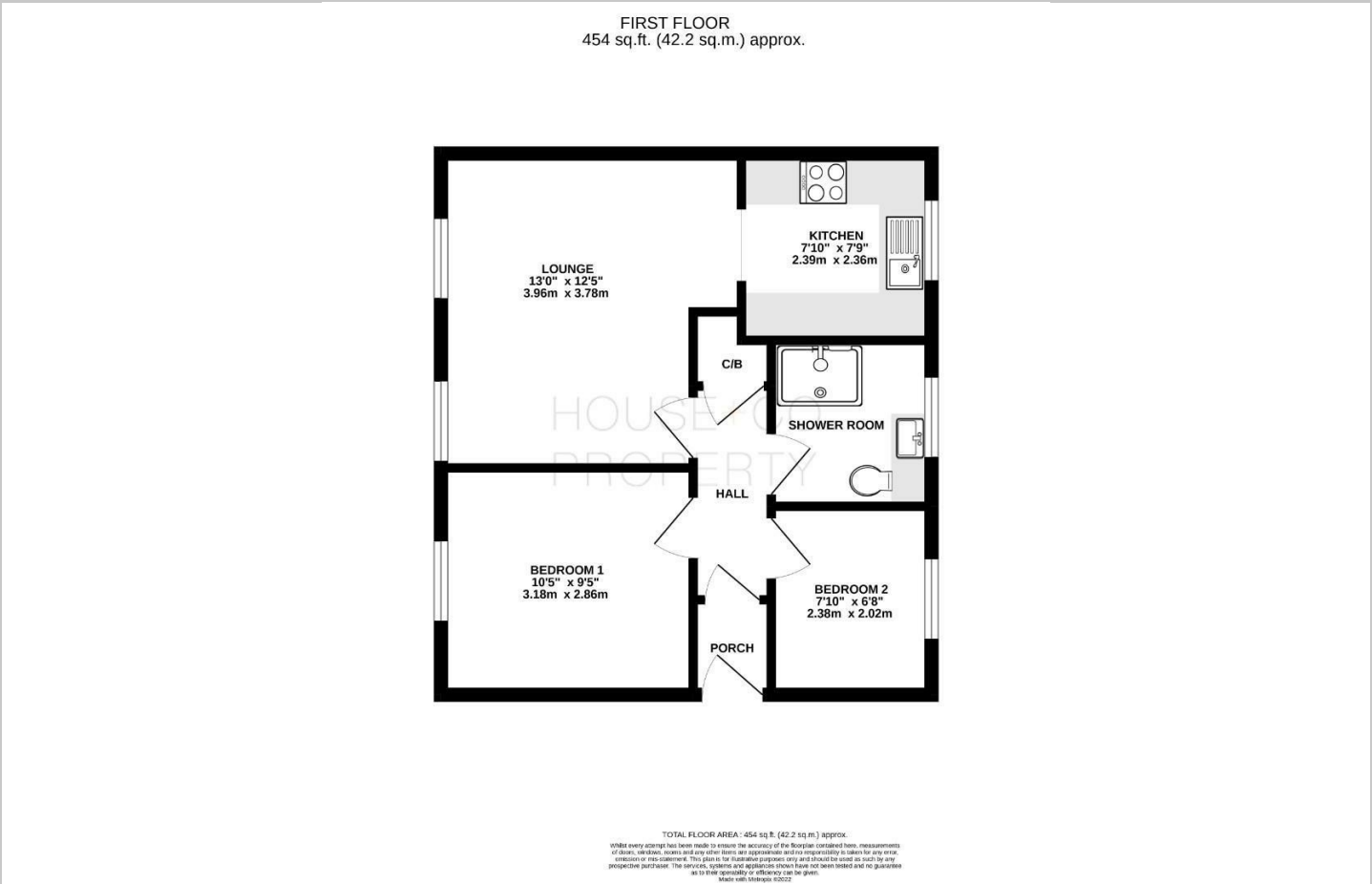
- BEAUTIFULLY PRESENTED
- RIVER AVON LOCATION
- TWO DOUBLE BEDROOM
- MODERN LIVING
- NEW STATE OF THE ART HEATING
- SHOWER ROOM



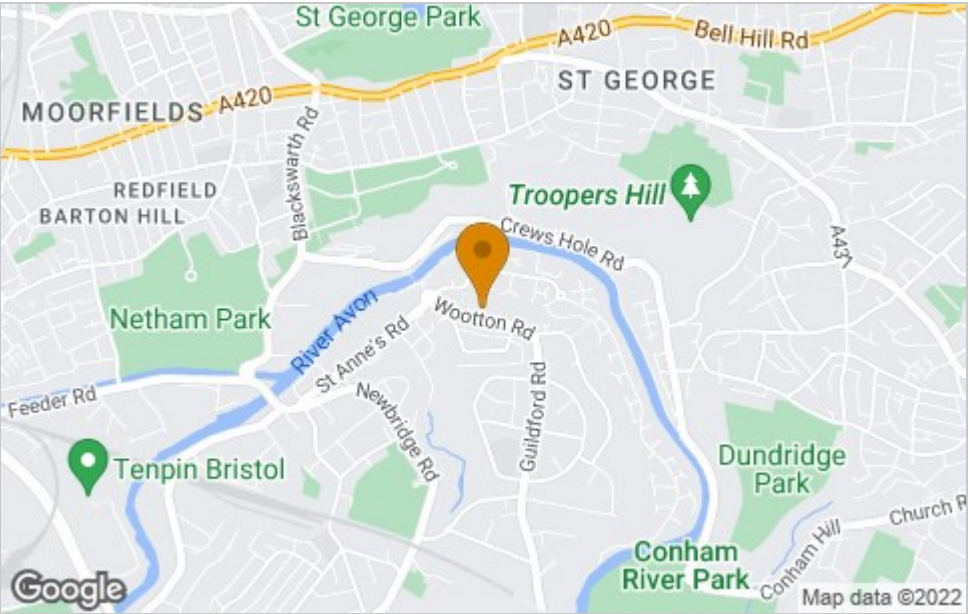




Floor Plan



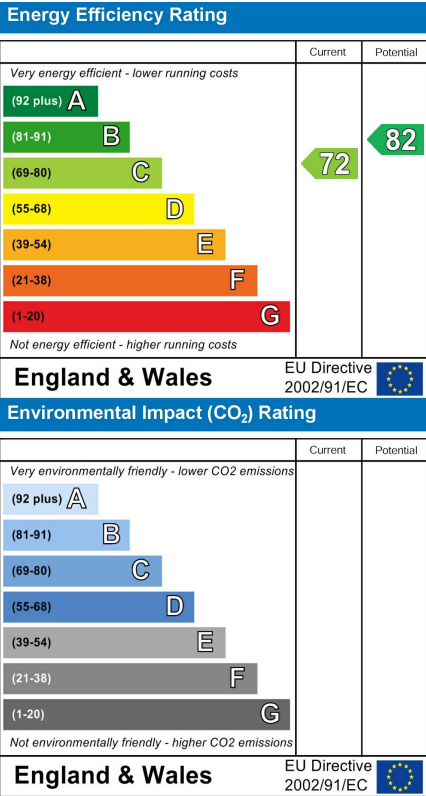
Area Map



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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