



£205,000

114 St. Michaels Hill, Kingsdown, Bristol, BS2 8BQ

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- Light and bright first floor flat
- Great location close to University, BRI and city centre
- Open plan living room/ kitchen
- Integrated oven, hob, extractor and sink
- Double bedroom
- Bathroom with white suite
- Bike storage area at rear
- Offered with no onward chain
- Kingsdown residents parking scheme
- 389 sq ft

A compact first floor flat in a central Kingsdown location, close to Bristol University and the city centre.

The accommodation comprises an open plan living room/ kitchen with ceiling coving and a large panel glazed sash window. The sitting area is carpeted which transitions to a wood effect floor in the kitchen which is fitted with a range of wall and base units including an integrated oven, hob, extractor and sink.

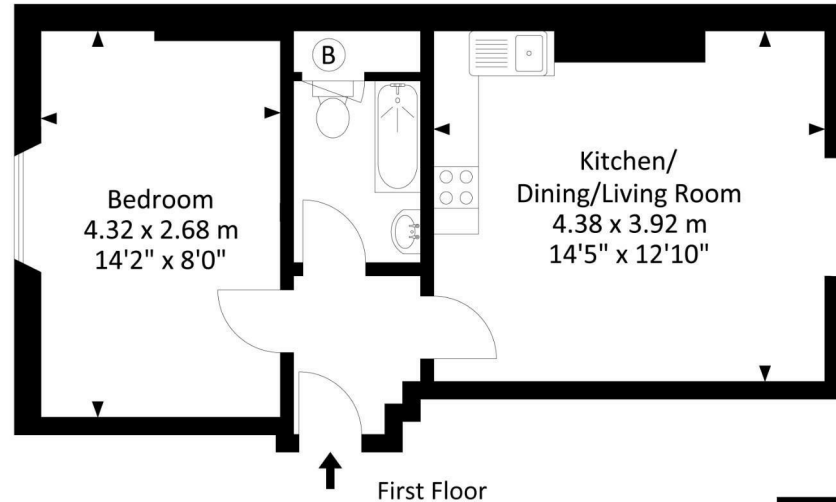
The inner hallway links the bedroom and bathroom at the rear of the the flat. The bathroom is fitted with a simple white suite with matching tiled walls, heated towel rail, shower over bath and a wood effect floor. Next to this, the double bedroom has ceiling coving, a large panel glazed window to the rear and is carpeted with space for wardrobes. Externally is a shared courtyard garden with bike storage area.

This well presented flat is in a great location opposite a number of university buildings, close to the BRI and a number of popular shops, cafes and pubs nearby on St Michaels Hill. Parking permits are available through Kingsdown residents parking scheme.

Offered with no onward chain.

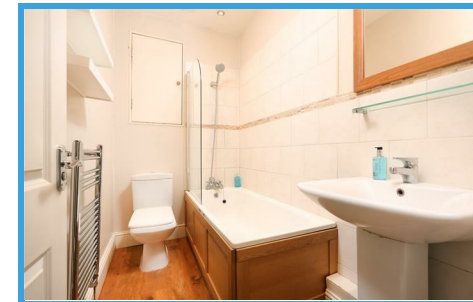
### Flat 5, St Michaels Hill, Bristol, BS2 8BQ

Approx. Gross Internal Area 389.65 Sq.Ft - 36.20 Sq.M



For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(12-34) <b>A</b>	
(61-81) <b>B</b>	
(39-60) <b>C</b>	
(15-38) <b>D</b>	
(9-14) <b>E</b>	
(1-8) <b>F</b>	
(0-5) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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