







Hill Avenue, , Bristol, BS3 4SN

- Superb Location
- Low Running Costs
- Shared Garden
- Three Piece Bathroom
- Modern Kitchen

- Ground Floor
- No Chain
- Opposite Victoria Park
- Large Living Room



£190,000

Hill Avenue, , Bristol, BS3 4SN

DESCRIPTION

Hunters are pleased to offer to the market this superbly positioned one bedroom ground floor apartment sitting on the corner of Hill Avenue, opposite the pretty Victoria Park.

Accessed by its own entrance you walk in to the hall way, which affords access to all rooms and a handy storage cupboard. The living room sits to the front overlooking Victoria Park, whilst the kitchen sits off to the side overlooking the communal garden & is fitted with a modern suite. The three piece bathroom and double bedroom sit to the rear.

This superb apartment sits in a very popular spot and with low running costs its sure to prove perfect for any first time buyer or investor, its also offered with no onward chain.

TENURE

Leasehold

999 year lease from 1989 -30% share of freehold, contributions as per below:

Ground rent - £0

Maintenance Charge - £343.98

COUNCIL TAX BAND

Α

EPC BAND - C - Please see below for full EPC link; https://find-energy-certificate.service.gov.uk/energy-certificate/2911-1115-5650-0495-4521

living room

10'11" x 10'7"

kitchen

9'0" x 7'2"

bedroom

11'8" x 11'4"

















GROUND FLOOR 378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 378 ssrt (35.1 ssrt), approx.

White very deterpl, a been nade is respect to a close of the report or marked when reasoning of the control of the report or marked by the respect or marked by the report of the

Viewings

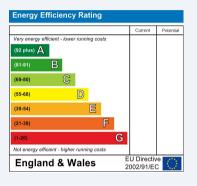
Please contact bedminster@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



