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Apartment 22, Snapdragon 8 Hazel Road, Bristol, BS4 1FZ

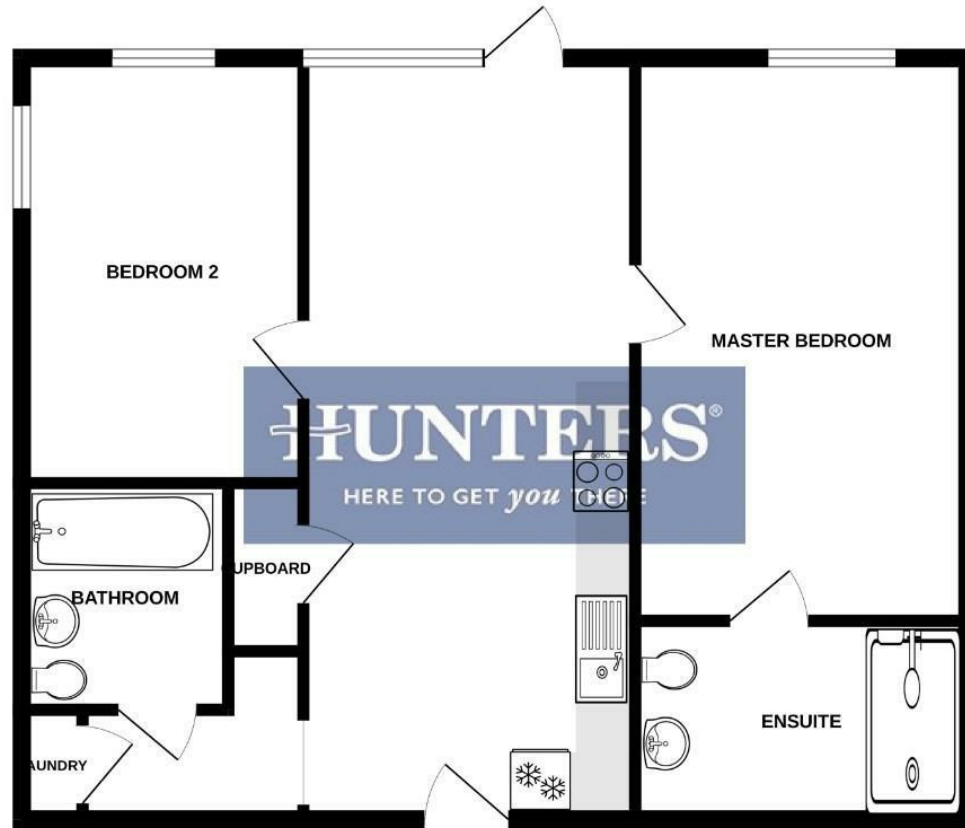
Apartment 22, Snapdragon 8 Hazel Road, Bristol, BS4 1FZ

£240,000

**\*\*NO ONWARD CHAIN\*\*** Nearly New, two bedroom third floor purpose built flat with an suite to master, balcony and allocated parking

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948  
knowle.bristol@hunters.com | www.hunters.com

# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropac CS024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <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			
		83	83
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
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### Communal Entrance

Secure entrance via key fob and intercom system, stairs and lift to all floors

### Kitchen/Living Area

26'11" x 10'8"

Composite entrance door, modern kitchen with integrated appliances, large storage cupboard, radiator, uPVC double glazed window and door leading to a balcony, doors to room

### Master Bedroom

16'0" x 10'1"

uPVC double glazed window to front, radiator, laminate flooring

### En Suite

10'0" x 4'0"

Large shower cubicle with mixer shower, vanity wash hand basin and w.c, tiled flooring

### Bedroom Two

13'7" x 9'1"

Dual aspect uPVC double glazed windows to side and front, radiator, laminate flooring

### Bathroom

7'0" x 6'7"

Three piece suite with mixer shower over the bath, vanity wash hand basin and w.c, tiled flooring

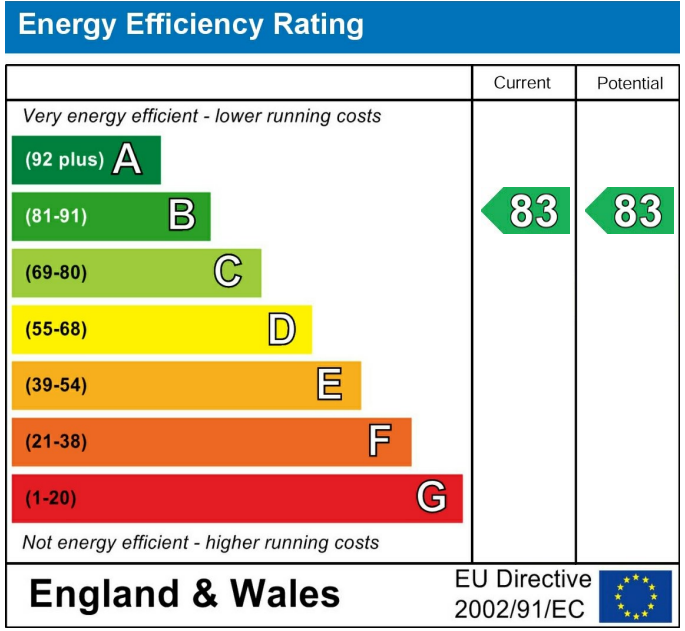
### Balcony

### Allocated Parking

Allocated one parking space

### Tenure

Leasehold- 996 Years left on the lease with £0 ground rent and £1424.54 per year Service charge to date



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. 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.











