



HUNTERS[®]
HERE TO GET *you* THERE

4 Hollybrook Park, Bristol, BS15 1ST

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£200,000

NO ONWARD CHAIN Welcome to this charming two-bedroom flat located in Hollybrook Park, Kingswood, Bristol. This purpose-built property, constructed in 2006, offers a modern living experience with a well-thought-out layout. Making it an ideal choice for young professionals, couples, or small families seeking a comfortable home.

There is a spacious open-plan living room with Juliet balcony and kitchen, designed to create a warm and welcoming atmosphere. This layout not only maximises space but also encourages a sociable environment, perfect for entertaining guests or enjoying quiet evenings at home. The kitchen is well-equipped, providing all the essentials for culinary enthusiasts.

The flat features two comfortable bedrooms, with the master bedroom boasting the added luxury of an ensuite bathroom, ensuring privacy and convenience. A second bathroom serves the rest of the flat, making it ideal for families or guests.

One of the standout features of this property is the allocated parking space, providing you with the ease of off-street parking. Additionally, residents can enjoy the benefits of a bike store and a communal garden, a lovely space to unwind and connect with neighbours.

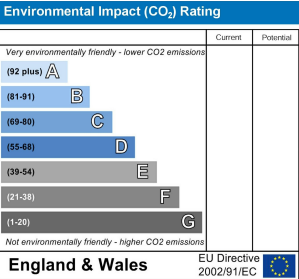
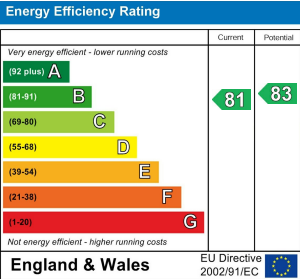
Situated in Kingswood, this flat is well-positioned to take advantage of local amenities, including shops, schools, and parks. Don't miss your chance to make this delightful property your new home. Call Hunters today on 0117 972 3948 to arrange your internal viewing

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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.
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Communal Entrance

Intercom system, Staircase to all floors

Hallway

Entrance hall, Doors to rooms, Radiator, Carpet.

Storage

Storage cupboard housing the water tank.

Lounge/Kitchen

Lounge Area: Double glazed double doors to front elevation, Double glazed window to side elevation, Radiator, Carpet.

Kitchen Area: Range of matching wall and base units with workspaces above, Sink drainer, Fitted cooker with extractor fan above, Space for upright fridge freezer, Plumbing for washing machine, Vinyl floor.

Bedroom One

Double glazed window to front elevation, Built in storage cupboard, Door to ensuite, Radiator, Carpet.

Ensuite Shower Room

Access through Bedroom One, Shower cubicle, Low level WC, Wash hand basin, Vinyl floor.

Bedroom Two

Double glazed window to front elevation, Radiator, Carpet.

Bathroom

Panelled bath, Low level WC, Wash hand basin, Vinyl floor.

Communal Garden

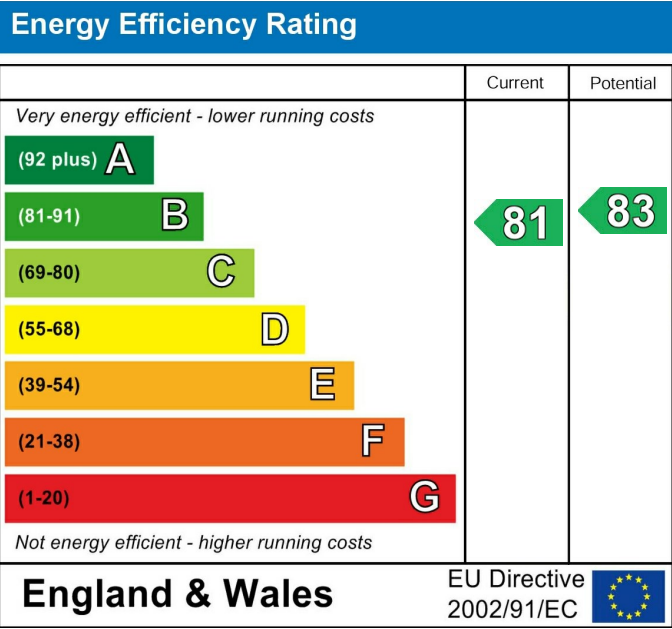
Situated to the rear of the property where residents can enjoy some extra outdoor space

Allocated Parking Space

One allocated parking space

Bike Store

Providing bike storage for all residents



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.









