



HUNTERS

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HERE TO GET *you* THERE

14A Arnos Street, Bristol, BS4 3BS

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£245,000

Located in the heart of Totterdown Bristol, this charming one-bedroom flat on Arnos Street offers a delightful living experience in a highly desirable location. Only 1.1 miles walking distance to Bristol Temple Meads and 1.4 miles walking distance to Bristol City Centre.

One of the standout features of this flat is the private rear garden, an ideal space for enjoying the outdoors, whether it be for a morning coffee or an evening gathering. The garden adds a touch of tranquillity to urban living, allowing you to escape the hustle and bustle of city life.

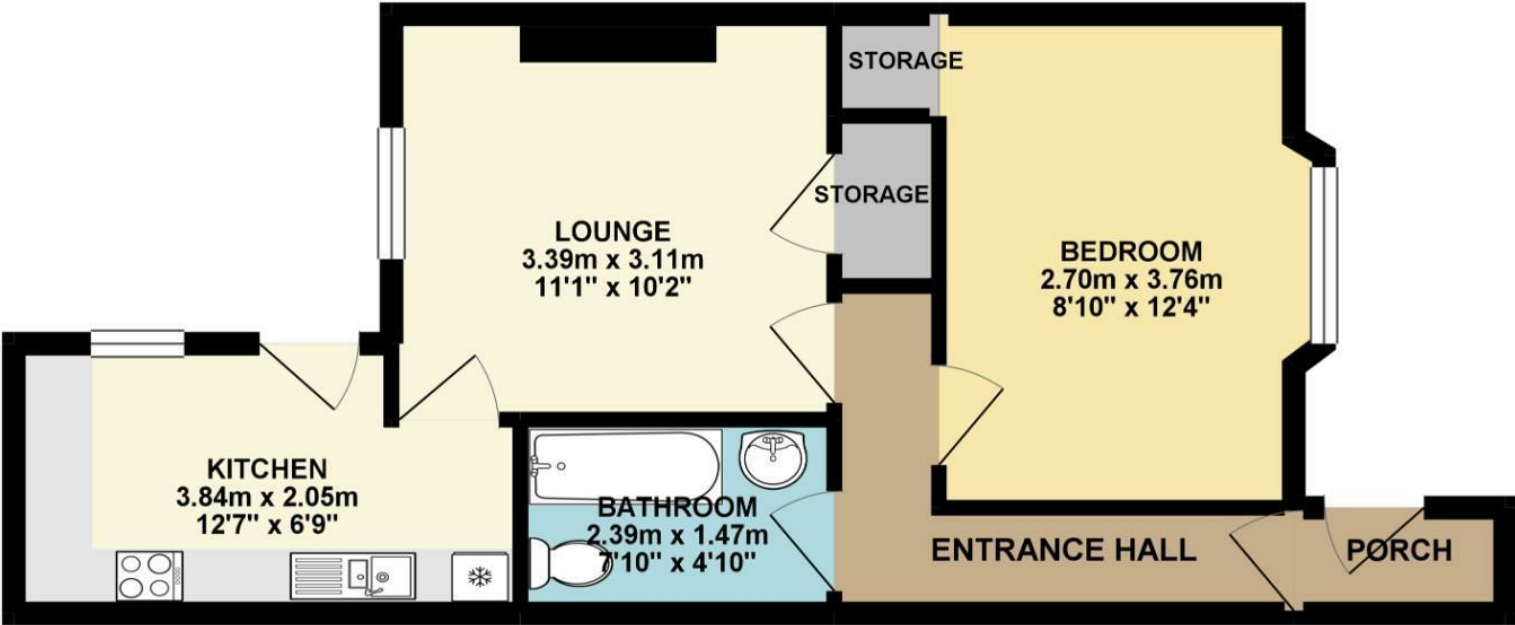
Situated close to local amenities, this property ensures that you have everything you need within easy reach. Shops, cafes, and public transport links are all conveniently located, making daily errands and commutes a breeze.

This one-bedroom flat is perfect for first-time buyers, professionals, or those seeking a cosy retreat in a vibrant area. With its appealing features and prime location, this property is not to be missed. Come and experience the charm of this lovely flat for yourself.

Contact us today to arrange your internal viewing on 0117 972 3948

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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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Tenure

Share of freehold - leasehold for 999years £0 ground rent £518.88 per annum which is 50% of the buildings insurance - details provided to us by the vendor at the time of listing

Front Courtyard

Entrance to porch, Laid to concrete, Bike shed.

Porch

Entrance door to front elevation, Door to entrance hall to side elevation.

Entrance Hall

Entrance door to side elevation, Doors to rooms, Laminate floor.

Lounge

Double glazed window to rear elevation, Chimney breast, Storage cupboard, Door to kitchen, Radiator, Laminate floor.

Kitchen

Double glazed window to side elevation, Door to garden, Range of wall and base units with work surfaces above, Fitted cooker with electric hob above and extractor fan, Space for upright fridge freezer, Plumbing for washing machine, Sink drainer, Radiator, Laminate floor.

Bedroom

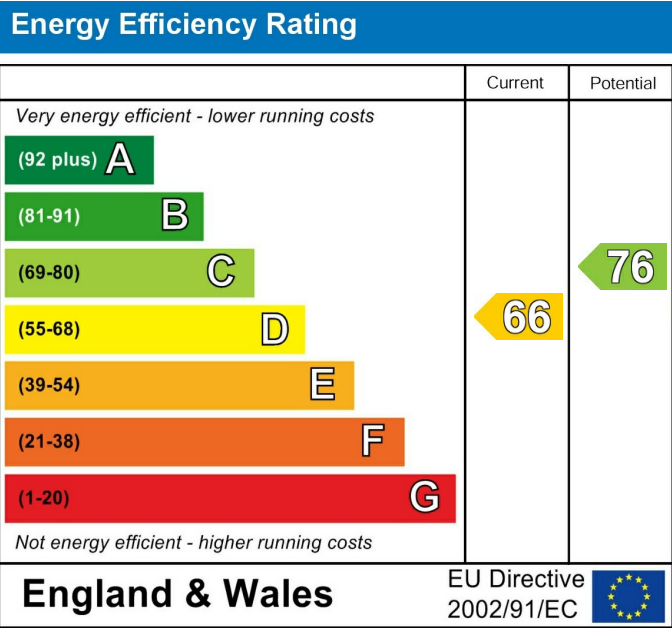
Double glazed bay window to front elevation, Storage cupboard, Radiator, Carpet.

Bathroom

Panelled bath with shower over, Low level W/C, Wash hand basin, Extractor fan.

Rear Garden

Enclosed via brick walls and fencing, Laid to paving stones.



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.

