

# Brunt & Fussell



1 Wathen Street, Staple Hill, Bristol, BS16 5FN

£175,000

Available with no onward chain, this splendid one bedroom ground floor apartment with off street parking. The apartment benefits from PVC double glazing, gas central heating, fitted kitchen with appliances and quality shower room. The accommodation briefly comprises; hallway, fitted kitchen lounge/diner, double bedroom with fitted wardrobe and shower room. The property is situated in this backwater, just off Victoria Street, in the heart of Staple Hill, close to local amenities, shops and bus routes. Council Tax Band A. Energy Rating B.

- Modern Flat
- Gas Ch & D/g
- Ground Floor
- Shower Room
- Off St Parking
- No Chain

## Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



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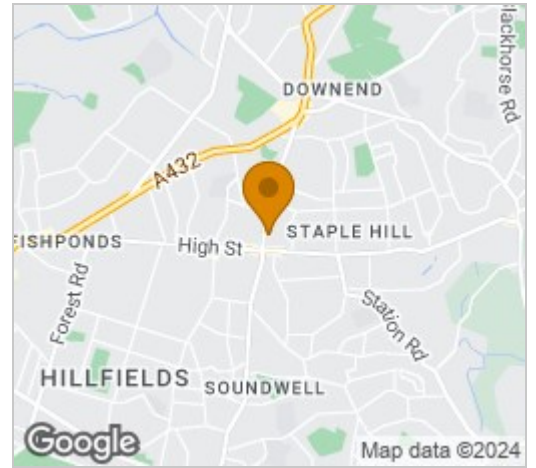


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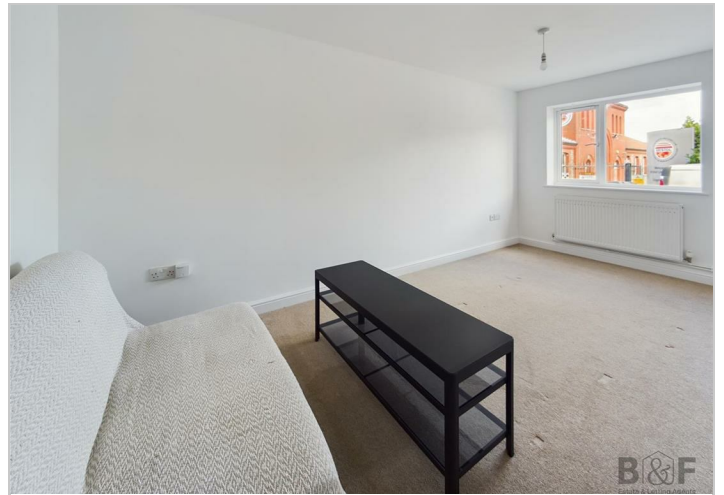
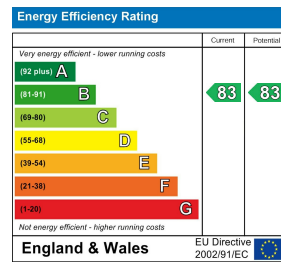
## Floor Plan



## Area Map



## Energy Efficiency Graph



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