



HUNTERS[®]
HERE TO GET *you* THERE

151a Clouds Hill Road, St George, Bristol, BS5 7LH

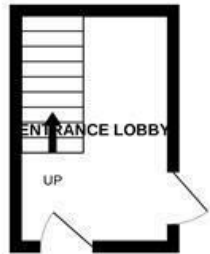
151a Clouds Hill Road, St George, Bristol, BS5 7LH

£220,000

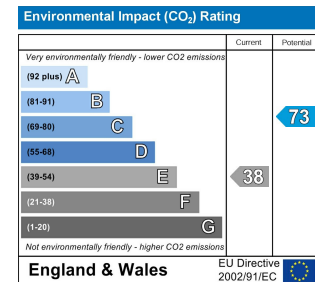
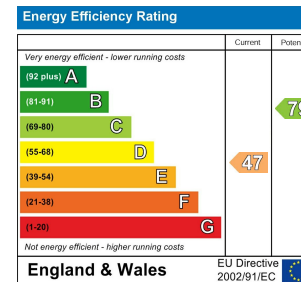
****STUNNING FINISH & PARKING IN BS5!!**** This first floor apartment has quality flooring throughout and immaculate kitchen breakfast room and generous bathroom along with a huge lounge and master bedroom with the added bonus of an office or additional bedroom. There is a utility store cupboard and loft space along with allocated parking to rear. The finishing touches include wood work surfaces and skylight along with recent heating and double glazing. The location is KEY HERE within walking distance of St George Park and cool bars and restaurants. All this along with an extremely low service charge covering the 5 flats. Please call to arrange a visit.

- Popular St George Location
- Allocated Parking
- Large Master Bedroom
- Huge Lounge
- New Kitchen & Bathroom
- Stunning Condition Throughout
- New Flooring
- Utility Cupboard
- Low Service Charges
- First Floor - No Neighbours Above

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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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FRONT DOOR

Opening into

ENTRANCE LOBBY

Communal entrance hall with door to ground floor apartment, narrow storage space ideal for a bike, stairs leading to first floor landing and door into

ENTRANCE HALL

New grey quality carpet running through apartment, doors to

BEDROOM TWO/STUDY

11'9" x 7'7" max into doorway
Double glazed window to front, carpeted stair box - ideal to build wardrobe or bed over, heater

LOUNGE

16'7" x 10'7"
Two double glazed windows to front, heater

BEDROOM ONE

11'0"x 36'1";6"
Double glazed window to rear, heater

KITCHEN BREAKFAST ROOM

12'4" x 7'2"
Step down into bright spacious newly fitted kitchen with wall and base units with solid wood work surface over, sink and drainer, tiled splash backs, fitted oven and hob with extractor fan over, space for appliance and stand alone fridge freezer, heater, space for breakfast bar if required, Velux sky light, loft hatch to storage space, door to

BATHROOM

8'8" x 7'6"
Tiled floor and walls, newly fitted three piece white suite comprising wc, wash hand basin, L shaped bath with shower over, glass shower screen, chrome towel radiator, obscure glazed window to rear, door to

UTILITY CUPBOARD

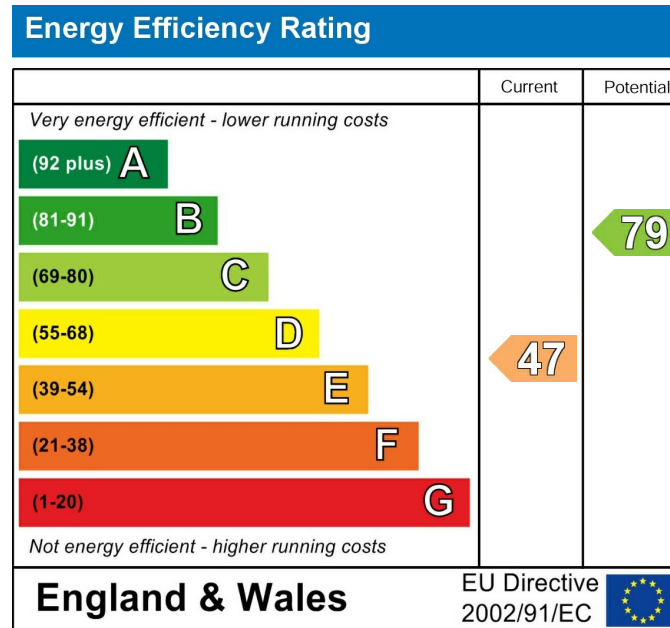
Power and plumbing for washing machine, water tank and storage space

PARKING

To rear (accessible from Hudds Vale road) allocated parking space (no.3) in residents private car park, bin store space

NB:

These photographs were taken before the tenant moved in so prepare for the property to look slightly different on viewing



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.







