



**HUNTERS®**  
HERE TO GET *you* THERE

3A, Robertson Court Robertson Road, Easton, Bristol, BS5 6JZ

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Offers In Excess Of £300,000

**\*\*HUGE UNIQUE GARDEN GATED APARTMENT\*\*** So Cool & So Big - Boasting the Floor Space of House!! Set back in a cobbled courtyard in between Greenbank & Easton is this large self contained ground floor property with its own garden crying out for some green fingers. Internally you walk into a large kitchen diner with steps down to a snug lounge area that leads to a bathroom and three huge double bedrooms, one of which could be another reception room if required. This modern building means low maintenance and low running costs! The location is ideal for transport links and cool eateries along with independent fresh food sellers on you doorstep! Green spaces, retail park and Central Bristol are all close by.

- Look at the Handy Popular Location
- Awesome Eateries Nearby
- Immediate Access to Transport Links & M32
- Self Contained & Set in a Gated Courtyard
- Decked Garden with Shed - Safe Space for Bikes
- 105 Versatile Square Meters
- Fantastic Energy Rating
- Large Kitchen Diner & Huge Bedrooms!
- Modern Low Maintenance Property
- CHAIN FREE

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# GROUND FLOOR



3 BED GARDEN APARTMENT

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

## FRONT GATE

Coded secure entry system, large metal door opening into communal courtyard leading to front door of property, opening into...

## KITCHEN/DINER

21'7" x 14'0"

Large bright room with double glazed window to front and side, skylight over kitchen, engineered oak flooring flowing down into lounge, radiator, wall lights and down lights, ample space for lounge and dining furniture.

## KITCHEN:

Wall and base units with work surface over, plinth lighting, sink and drainer with mixer tap over, tiled splash backs, integrated fridge freezer, washing machine and dishwasher, fitted oven and hob with extractor fan over Doorway, steps with banister down to

## LOUNGE/SNUG

13'11" x 9'10"

Double glazed window to side, fitted cupboard with mirrored sliding doors, radiator, tv aerial point, doorway into

## HALLWAY

L-shaped with engineered oak flooring, radiator, space for shoes and coats, doors to bedrooms and bathroom, door to rear garden

## BEDROOM 1

14'3" x 11'3"

Double glazed window to front overlooking garden, radiator

## BEDROOM 2

14'1" x 11'1"

Double bedroom, two double glazed windows to front, wall lights, radiator

## BEDROOM 3

11'5" x 10'4"

Double bedroom, Currently used as a large home office, double glazed window to front overlooking garden, radiator

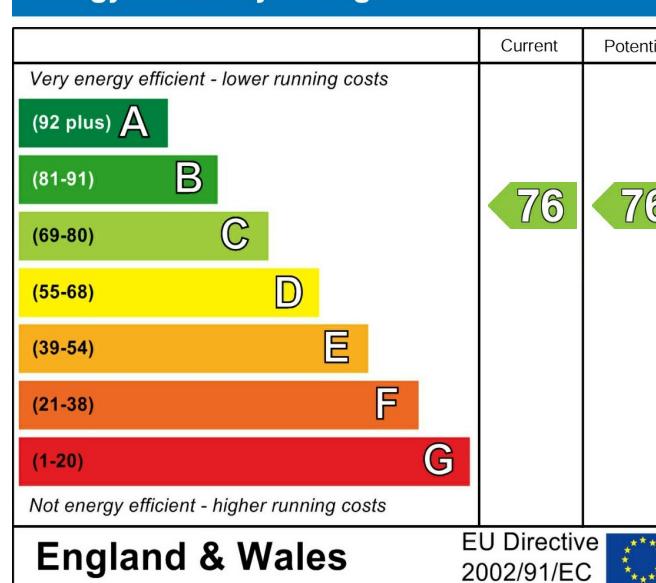
## BATHROOM

Four piece white suite comprising corner shower cubicle, floating wc & wash hand basin with vanity drawer unit, bath, tiled splash backs, towel radiator, extractor fan

## GARDEN

Patio, decking, outside tap, shed, steps up to gate leading to communal courtyard

## Energy Efficiency Rating



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.





