



HUNTERS[®]

HERE TO GET *you* THERE



The Stepping Stones, St Annes Park, Bristol BS4 4EY £200,000



****RIVERSIDE WALKS NEARBY**** Alongside local shops including a new bakery and a short walk to the retail park with a cinema. Templemeads train station and Central Bristol are close by. A great way to step onto the property ladder as this home is ready to move into and comes complete with its own parking space! A bright apartment that sits on the corner of the ground floor which boasts lots of sunshine throughout the day. Internally the current owner has thoughtfully improved most rooms including new heating tank, new kitchen, new flooring and painted throughout. Briefly comprising a porch, I-shaped hallway leading to two bedrooms - one double, one single, the bathroom with shower over bath, the lounge diner that opens onto the kitchen. This development is quiet, well kept and provides visitors parking. Please get in touch to have a look inside.

72 St Marks Road, Easton, Bristol, BS5 6JH | 0117 9522 939
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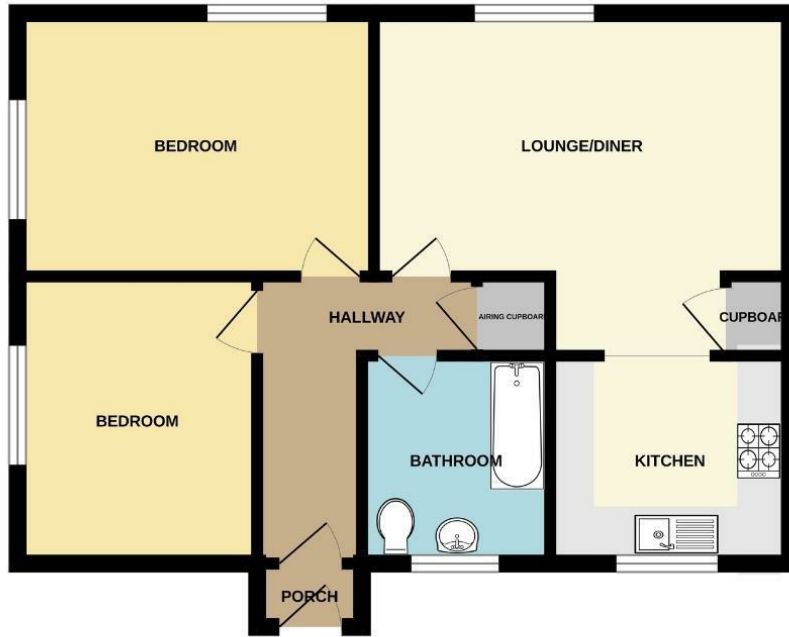
KEY FEATURES

- Ideal Ground Floor Position
- Bright & Sunny Apartment
- Allocated Parking Space & Visitors Spaces
 - Right Next to The Shops
 - Riverside Walks Nearby
 - New Kitchen
 - New Heating Tank
 - Ready to Move Into
 - Lovely Condition Throughout
- Temple Meads Train Station 30 Min Walk

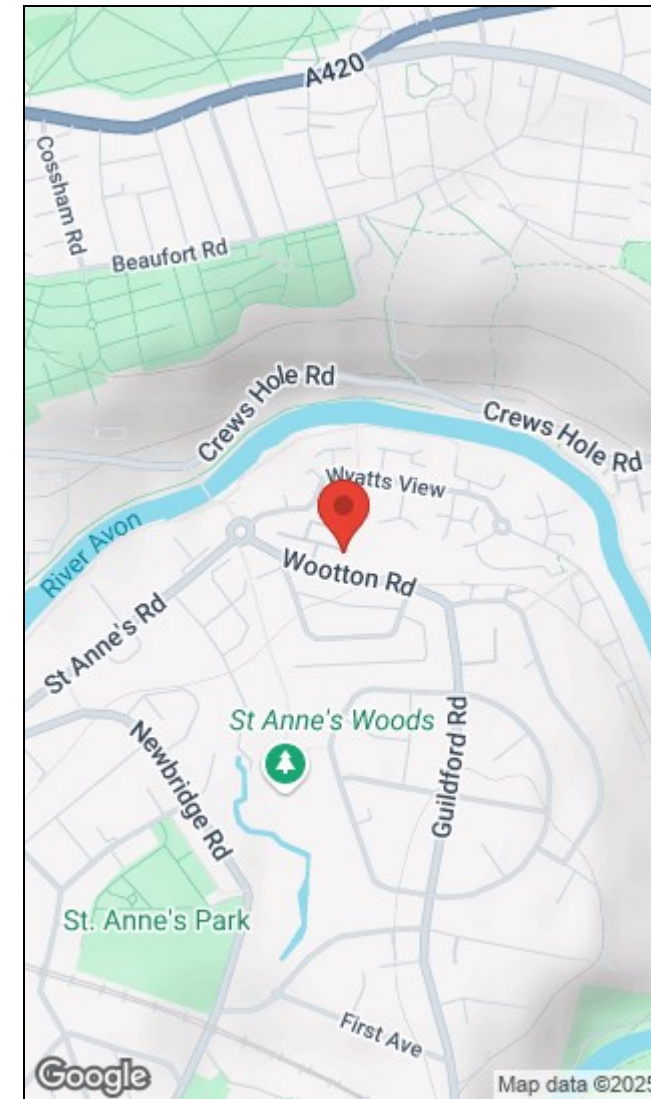




GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



GROUND FLOOR TWO BED FLAT
TOTAL FLOOR AREA: 474 sq.ft. (44.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, 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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		74	78
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

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