

HUNTERS[®]

HERE TO GET *you* THERE



The Stepping Stones

St. Annes Park, Bristol, BS4 4EY

£200,000





Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		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		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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



APPROXIMATE FLOOR AREA
TOTAL FLOOR AREA: 474 sq. ft. (44.0 sq. m.) approx.
MEASURED TO THE INSIDE OF THE WALLS
ALL MEASUREMENTS ARE APPROXIMATE
HUNTERS ESTATE AGENTS LTD. IS NOT RESPONSIBLE FOR ANY INACCURACIES OR ERRORS IN THESE MEASUREMENTS
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- 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



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. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting 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.