



HUNTERS[®]
HERE TO GET *you* THERE

GFF, 1A Anstey Street, Easton, Bristol, BS5 6DH

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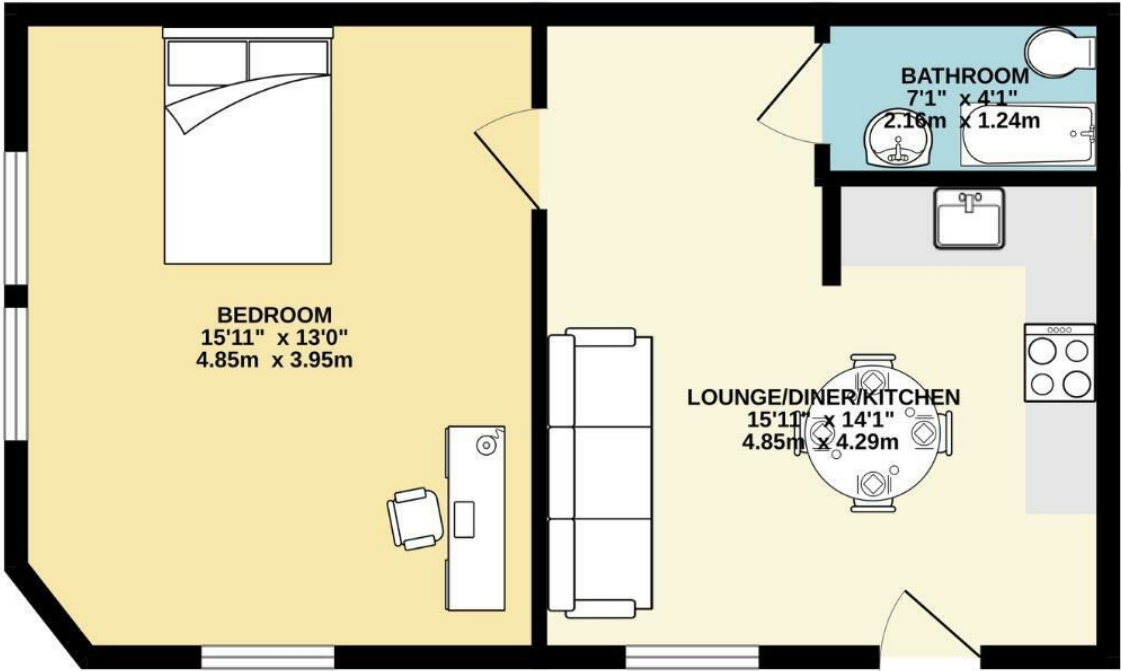
Offers In Excess Of £210,000

****NEWLY CONVERTED LARGE APARTMENT**** This Grand Period Building has been thoughtfully and carefully renovated to create three spacious self contained apartments and this one is the brightest! With the sun beaming in through the front windows it provides a vast bedroom along with versatile generous open plan lounge diner incorporating the brand new kitchen with integrated appliances beside the stunning new bathroom with brushed gold fittings. Low Service Charge, New Long Lease. Air Source Pump for Eco Friendly Heating! Remote Control Secure Bin & Bike Store and all this sitting in a prime location in desirable Easton beside all the local amenities including train station and cycle path. Get onto the property ladder right here!

- 42 Square Metres - EPC Rating C
- Air Source Heat Pump
- Period Grand Corner Property
- Large Rooms & High Ceillings
- Low Service Charges
- Quality Finish Soft Close Kitchen
- Brand New Integrated Appliances
- Stunning Bathroom with Brushed Gold Fittings
- Ideal Location Between Train Station & Cycle Path
- Remote Control Access for Cycle Store

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GROUND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 452 sq.ft. (42.0 sq.m.) approx.
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		
	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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

FRONT DOOR

New grey uPVC door opening into

LOUNGE DINER KITCHEN

15'9" x 13'2" max

Generous versatile room giving ample space for lounge & dining furniture, double glazed window to side, sleek thermostat panel for heating control, doors to bathroom & bedroom, high ceiling, down lights. two radiators

KITCHEN: Dark blue mat finish wall and cupboards providing ample storage, new fitted oven and hob with extractor fan over, integrated dishwasher and washer dryer. Integrated fridge freezer

BEDROOM

15'10" x 12'11"

Large bright room - ample space for bedroom and home office furniture. Double glazed windows to front and side, brushed gold finish light fitting, radiator

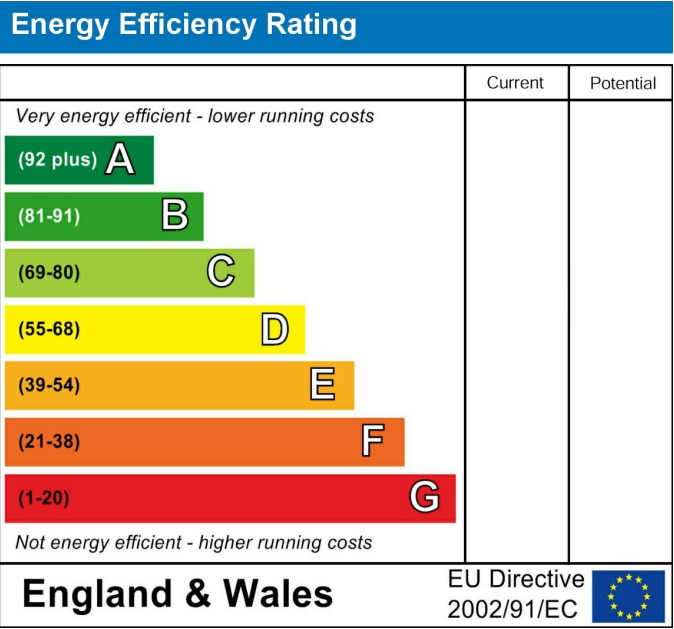
BATHROOM

7'1" x 4'0"

Three piece white suite comprising wc, wash hand basin with vanity unit beneath, bath with double head shower over, glass shower screen, fully tiled walls and floor, large towel radiator, downlights, extractor fan

BIKE BIN STORE

Remote control electric roller door to communal bin and bike store housing meters for 3 apartments



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.







