



HUNTERS[®]
HERE TO GET *you* THERE

1 Parkside Apartments, 359b Church Road, St George,
Bristol, BS5 8FG

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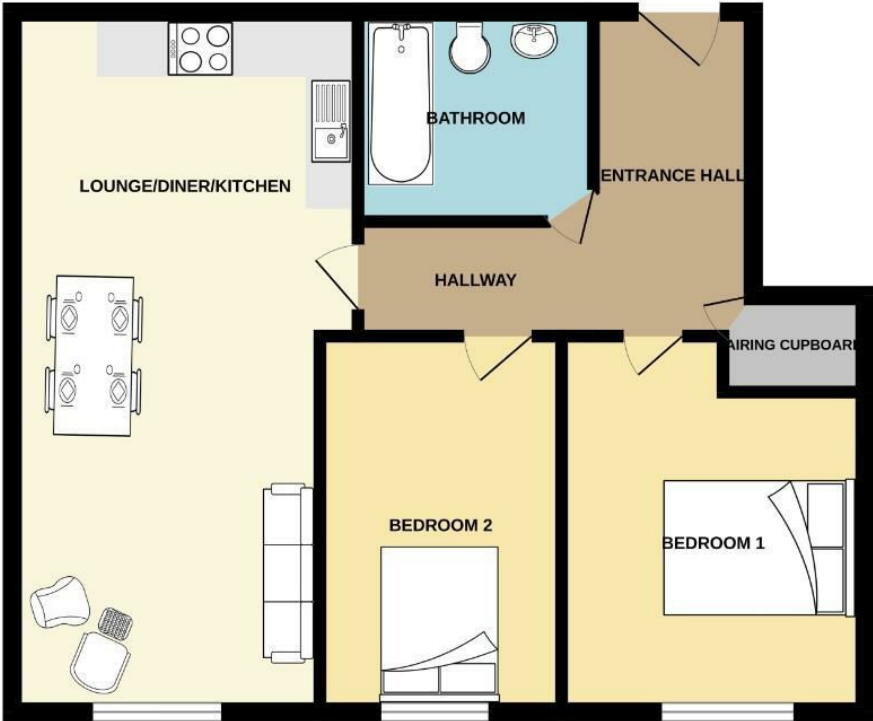
£220,000

****Prime St George Park Location!**** Offered chain free, this bright and spacious first-floor apartment comes complete with an allocated parking space and secure bike store - a rare and valuable bonus in this area. The location is truly the standout feature: set right on the edge of beautiful St George Park, with the vibrant cafés, shops and amenities of Church Road just steps away. Inside, you'll find an inviting L-shaped hallway with built-in storage, leading to two generous double bedrooms, a modern bathroom, and a spacious open-plan lounge/diner with a stylish fitted kitchen and integrated appliances. This is a secure, well-presented home in one of Bristol's most sought-after spots. Contact us today to arrange your viewing!

- **Wow! Look at the Location**
- **Beside St George Park**
- **Lovely Road Full of Vibrant Eateries**
- **Easy Access to Central Bristol**
- **Allocated Parking Space**
- **Two Double Bedrooms**
- **Large Bright Open Plan Living**
- **Council Tax Band A & No Gas Bill**
- **58 Square Meters EPC C**
- **CHAIN FREE!**

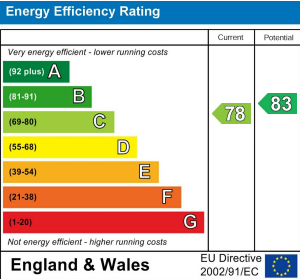
Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939
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GROUND FLOOR



2 BED FIRST FLOOR FLAT

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.
Made with MettPrope 62025



FRONT DOOR

Secure entry intercom system, door leading into communal hallway with post boxes and residents notice board, door to car park and stairs to upper floors, door into first floor hallway, apartment door opening into...

ENTRANCE HALL

Spacious L shaped hallway with space for shoes and coats, intercom receiver, radiator and doors to....

BATHROOM

7'10" x 5'8"
Three piece white suite comprising wc, wash hand basin, bath with shower over, towel radiator, bathroom cabinet with mirror

BEDROOM ONE

10'10" x 9'11"
Double glazed window to front, radiator

BEDROOM TWO

11'0" x 8'8"
Double bedroom. Double glazed window to front, radiator

LOUNGE DINER KITCHEN

20'9" x 14'6"
Double glazed window to front, large bright space for lounge and dining furniture opening into:

KITCHEN

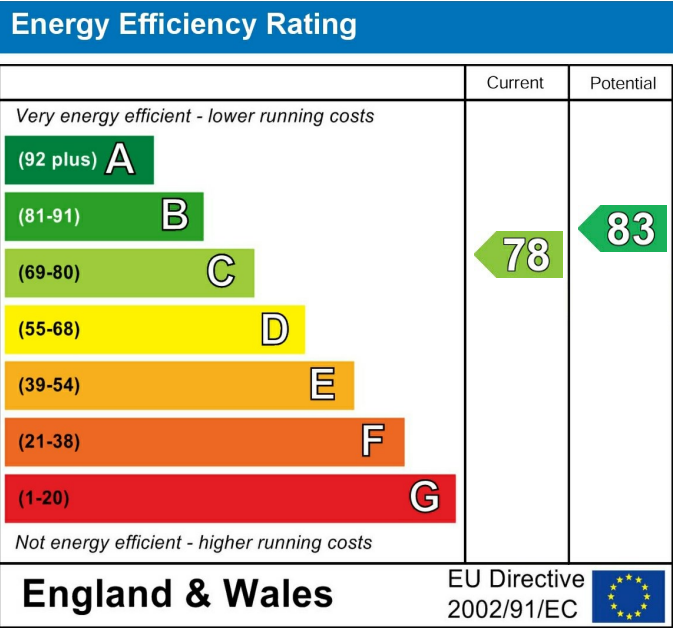
Wall and base units with work surface over, sink and drainer, fitted oven and hob with extractor fan over, tiled splash backs, tall cupboard with drawers providing ample storage, space for washing machine and fridge freezer, wood effect grey laminate flooring

STORAGE

Large built in cupboard for storage housing water tank

PARKING

Electric gates to front leading to allocated parking space, bike store, access to the flats from the front and rear



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.









