



**HUNTERS<sup>®</sup>**  
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Flat 17, St Giles Court Small Street, Bristol, Bristol, BS1 1DZ

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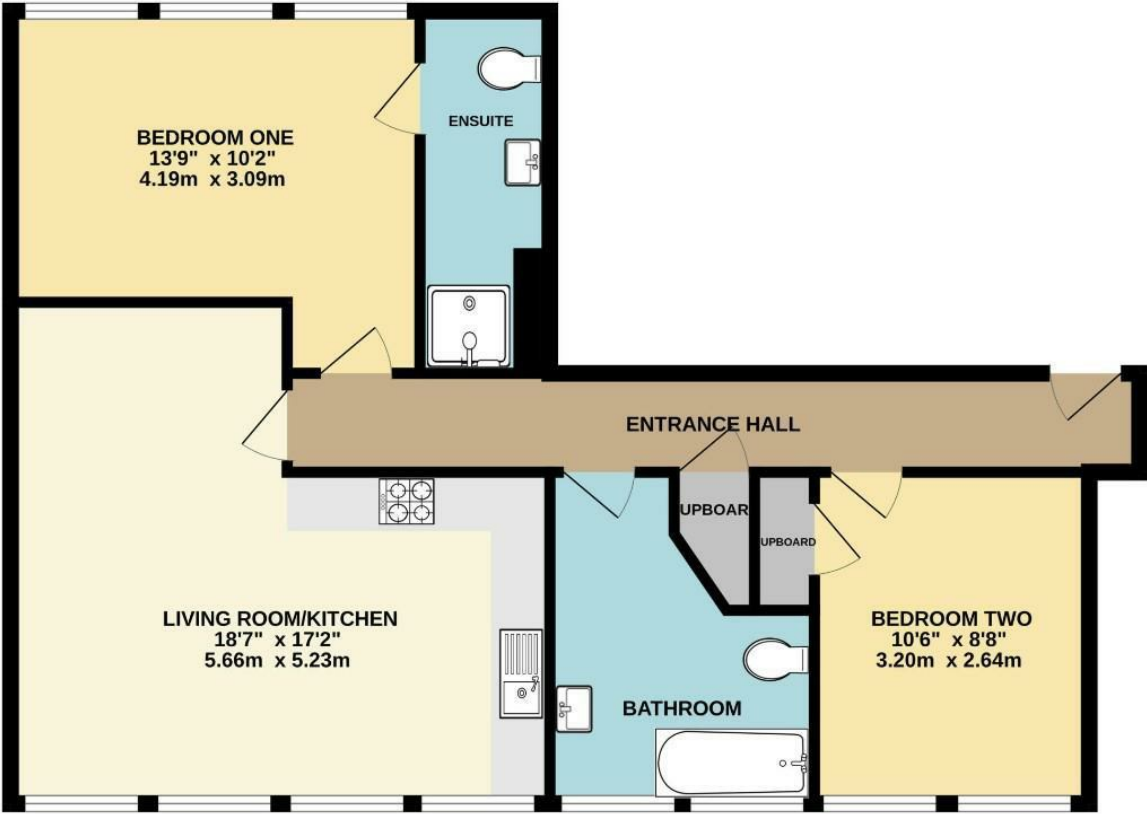
£285,000

**\*\*CENTRAL BRISTOL LIVING!!\*\*** How cool & convenient! To be in a safe, quiet, secure upper floor apartment overlooking the Centre of Bristol with all the vibrant amenities available in this city! Urban Tandoor are your neighbours along with Blame Gloria, San Carlo and all the bars on Corn Street as well as St Nicholas Market and the easy access to the bus station and Cabot Circus. Not to mention the harbourside walks. Wapping Wharf, the Hippodrome, Bristol Beacon and Park Street shops! This really is a bargain considering what's on offer. The block is very well kept complete with lift to all floors and internal bike store. The apartment itself is 88 square meters of thoughtful space starting with a generous hallway with room for storage furniture, two double bedrooms, spacious bathroom and en-suite to the master. The living space is a handy open plan L-shape making great space for entertaining or sharing with a friend/lodger. Ideal investment. Please make contact to have a look around.

- Prime Central Bristol Location
- Vibrant Night Life on the Doorstep
- Quiet. Safe Position on Upper Floors
- Lift & Bike Store
- Large Apartment - 88 Square Meters - EWS1 in place
- Two Double Bedrooms
- Bathroom & En-Suite
- Open Plan Spacious Living/Dining
- Fantastic Condition Throughout
- Lots of Storage Space - Rooftop Views

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FIFTH FLOOR  
816 sq.ft. (75.8 sq.m.) approx.



TOTAL FLOOR AREA: 816 sq.ft. (75.8 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         | 85        |
| (69-80) <b>C</b>                            | 70      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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

### FRONT DOOR

Secure digital entry intercom system with door opening into communal lobby with internal locked door to promote only private resident access, door to lifts and stairs to upper floors and stairs down to enclosed bike store

### ENTRANCE HALL

Apartment door opens into long hallway with room for storage furniture, intercom receiver, radiator, large built in storage cupboard and doors to rooms

### LOUNGE DINER KITCHEN

18'6" x 17'1"

Four large double glazed windows along one wall providing Central Bristol views, ample space for lounge & dining furniture opening into

KITCHEN: White wall and base units with work surface over, sink and drainer, fitted oven and electric hob with extractor fan over, tiled splash backs, integrated washing machine and dishwasher, space for fridge freezer, pan shelves, radiator

### BEDROOM ONE

13'8" x 10'1"

Double bedroom. Three double glazed windows to rear providing rooftop views, radiator, door into the en-suite

### EN-SUITE

Shower cubicle with tiled walls, wc, wash hand basin with tiled splash backs

### BATHROOM

Three piece white suite comprising wc, wash hand basin, bath with shower over, two obscure glazed windows to rear, radiator

### BEDROOM TWO

10'5" x 8'7"

Double bedroom with built in storage, two double glazed windows to front, radiator

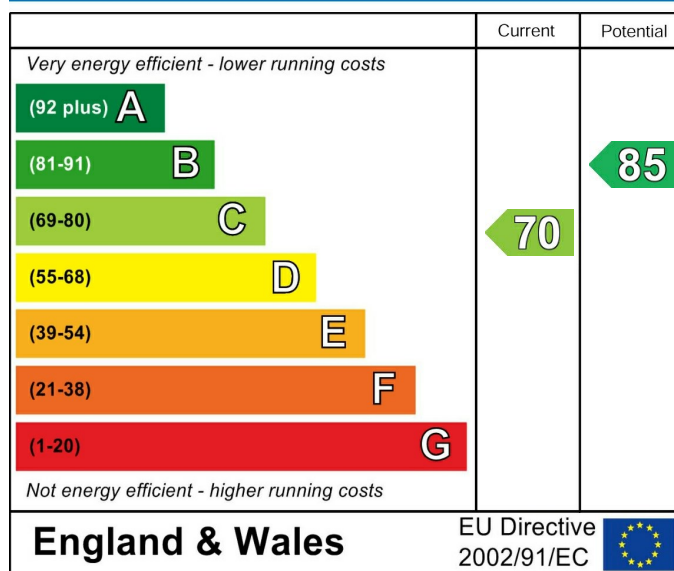
### STORAGE

Two large cupboards for storage, one housing water tank. No gas bill at this property - just electric

### BIKE STORE

In the basement, coded locked bike store with light and lock bars

### 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.



