



Estimated areas
GLA FLOOR 1: 59 m², excluded 6 m²
Total GLA 59 m², total scanned area 65 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

VIEWING AND OFFER PROCEDURE: If you wish to view this property, please contact our office on the number provided. All offers on this property should be made through this office. In order to fulfill our responsibilities to the seller, when offering on this property, you will be asked a series of questions about how you intend to fund the purchase and whether or not your offer is dependent on the sale of another property. This information provided by you, along with the amount of your offer, will then be forwarded onto the seller for consideration.

MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation with this in order that there will be no delay in agreeing the sale.

DISCLAIMER:: All appliances, apparatus, equipment, fixtures and fittings listed in these details are only 'as seen' and have not been tested by Zest, nor have we sought certification of warranty or service, unless otherwise stated. It is in the buyers interests to check the working condition of any appliances. Any floor plans and or measurements provided are given as a general guide to room layout and design only. They are supplied for guidance only - they are not exact and must not be relied upon for any purpose, and therefore must be considered incorrect. As a potential buyer you are advised to recheck the measurements before committing to any expense. These details are offered on the understanding that all negotiations are to be made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Zest has not sought to verify the legal title of the property and the buyer(s) must obtain verification from their solicitor.

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CLOUDS HILL ROAD, BRISTOL BS5 7LE OFFERS IN EXCESS OF £200,000

2 BEDROOM FLAT/APARTMENT

- Two bedroom lower ground apartment
- Open plan kitchen/living space with outside terrace
- Bathroom with shower over bath, separate utility room
- Off road parking for one car
- No onward chain
- Leasehold, EPC rating C, Council tax band A



DESCRIPTION

A lovely and well-proportioned two-bedroom lower ground apartment, ideally located in the highly sought-after area of St George, Bristol. This charming property offers a perfect blend of comfort and modern living, featuring a spacious open-plan kitchen and living space that provides a warm and inviting atmosphere. The kitchen is well-equipped with contemporary appliances, while the living area flows effortlessly into the outdoor terrace—an ideal space for alfresco dining or simply enjoying a morning coffee in peace. The apartment comprises two generously sized double bedrooms, offering ample storage space and natural light. The family bathroom includes a shower over the bath, providing both convenience and relaxation. In addition, an extra utility room adds practicality, offering space for laundry and additional storage. Outside, the property benefits from a designated off-road parking space, adding convenience and security. The property is offered with no onward chain.

LOCATION

Clouds Hill Road is a sought-after residential street nestled in the vibrant and diverse area of Bristol. Located in the popular Easton district, this road offers

a perfect blend of urban convenience and a sense of community. The area is well-served by a range of local amenities, including independent shops, cafes, and restaurants, giving residents easy access to everything they need. Just a short distance from the bustling city centre, Clouds Hill Road provides quick connections to key transport links, including bus routes and the nearby train station. For those who enjoy outdoor spaces, the nearby St George's Park and Lawrence Hill offer green areas for leisure and relaxation. With its close proximity to local schools, cultural hubs, and excellent transport connections, Clouds Hill Road offers a welcoming and dynamic environment to call home.

TENURE

Leasehold
Freeholders - Clouds Hill Project Limited (Company Registration Number 06583915)
Management Company - DNA Property Management
27-29 Great George Street Bristol BS1 5QT
Management Charge - £122.10pcm
Ground Rent - £180pa
Subject to change

