



£275,000

Flat 1, 1 Claremont Road, Bishopston, Bristol,
BS7 8DL

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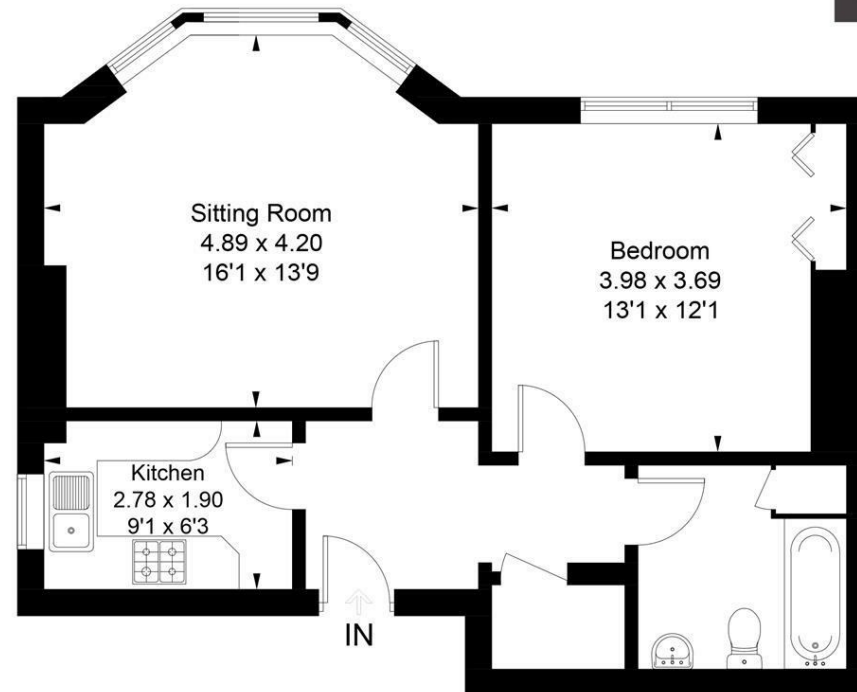
A light, bright and spacious hall floor flat in an elevated position close to Gloucester Road. The property comprises a large living room with bay window with views towards St Andrews. The room has a high ceiling, picture rail and a stripped wood floor. There is a separate kitchen located off the hallway which is fitted with a range of modern wall and base units with a window to the side aspect. The double bedroom is adjacent to the living room and also has a high ceiling, picture rail, built in wardrobes and large sash windows to the front. The bathroom completes the property and is located at the rear of the flat, fitted with a white suite and smart, blue metro brick tiling.

There is off street parking for one car per flat via a permit, a communal entrance hall with bike racks for each flat, of which there are four in total. There is also the option to use a communal bike shed at the rear of the property. The central location is in easy reach of all the amenities on Gloucester Road with the city centre only 1 mile away.





Approximate Area = 54.8 sq m / 590 sq ft
Including Limited Use Area (1.0 sq m / 11 sq ft)



Raised Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 235020

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	64
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	