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Apartment 15, Snapdragon, 8 Hazel Road, Bristol, BS4 1FZ

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Offers In Excess Of £240,000

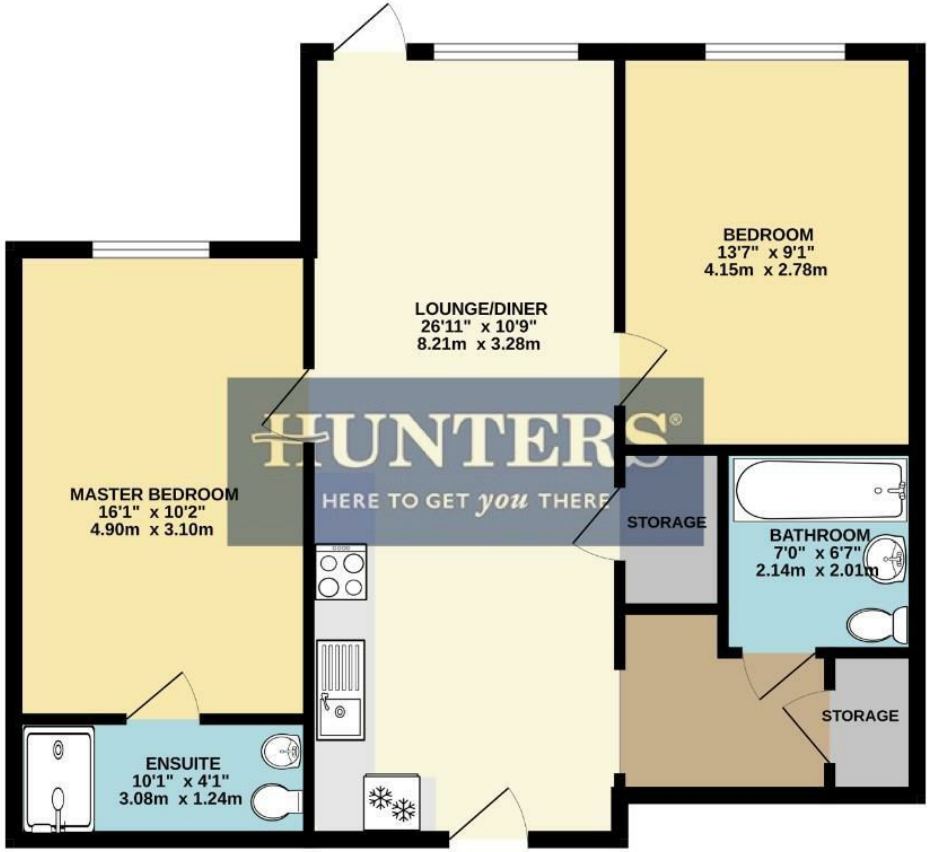
** NO ONWARD CHAIN** Hunters BS4 are delighted to offer to market this two double bedroom apartment finished to a high standard throughout . Located on the Boklok on the Brook development the home is ideally situated close to a wide range to local amenities at Imperial retail park and Hengrove leisure.
The property also provides quick access to the A4174 Ring Road and into the City centre. Overall, Snapdragon Apartments on Hazel Road presents a blend of modern design, energy efficiency, and practical features suitable for contemporary urban living. The property also benefits from the remaining 7 years on the NHBC warranty and insurance policy.

The property itself comprises of a communal entrance with intercom system, stairs and lift leading to all floors. Apartment 15 is on the second floor, large open plan living space, high spec kitchen with integrated appliances, private balcony, two double bedrooms, high spec en-suite to master, high spec bathroom, large storage cupboard and utility cupboard with plumbing for a washing machine. High energy efficiency is a notable feature. To the outside the home has the added benefit of an allocated parking space with the infrastructure for an electric charging point is in place.

To appreciate all that this property has to offer call Hunters today to arrange your internal viewing on 0117 9723948

Hunters Knowle (Bristol) 308 Wells Road, Knowle, Bristol BS4 2QG | 0117 972 3948
knowle.bristol@hunters.com | www.hunters.com

GROUND FLOOR



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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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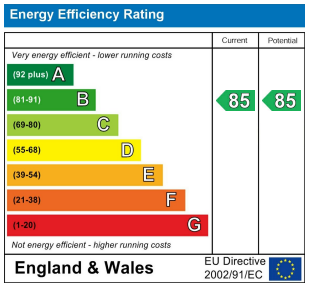
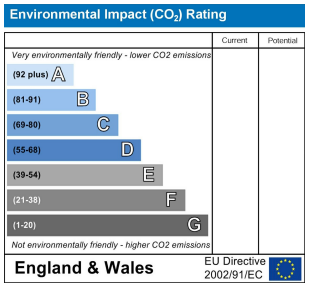




Communal Entrance
Secure entrance via key fob and intercom system, Stairs and lift to all floors.

Open Plan, Kitchen/Diner
Composite entrance door, Modern kitchen with integrated appliances, Large storage cupboard, Double glazed window and double glazed door leading to a balcony, Radiator, Doors to rooms.

Lounge Area
Double glazed window and double glazed door to balcony, Laminate floor.

Bedroom One
Double glazed window, Radiator, Laminate, Door to Ensuite.

Ensuite Shower Room
Shower cubicle, Wash hand basin, Low level WC, Tiled floor.

Bedroom Two
Double glazed window, Radiator, Laminate.

Bathroom
Panelled bath with shower over, Wash hand basin, Low level WC, Tiled floor.

Storage Cupboard
Plumbing for washing machine,

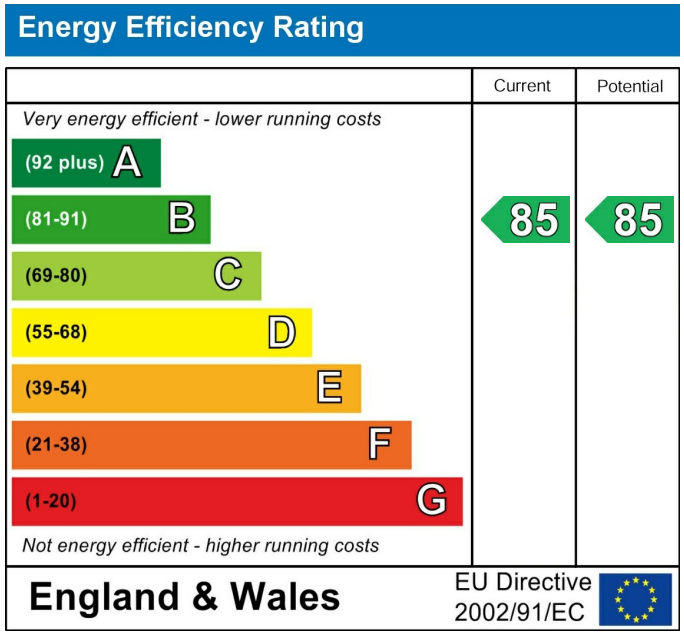
Balcony
To the rear.

Allocated Parking Space
One allocated parking space.

Surrounding Outside Area

Leasehold Details
995 years left on the lease

£2,436.74 per annum maintenance charges. * figures given to us by the vendor on instruction*



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.

SAMSUNG