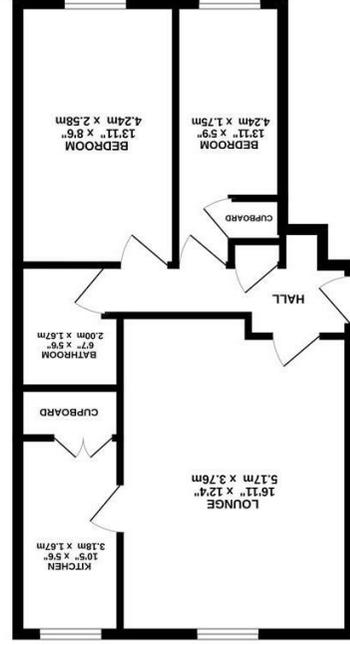




**FLOOR PLAN**

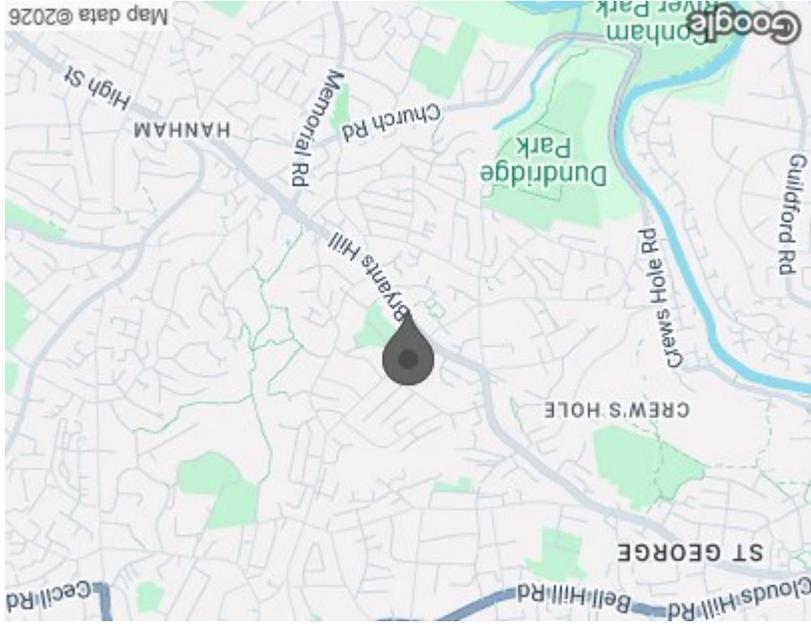


GROUND FLOOR

These energy ratings have been made to assist the accuracy of the Energy Performance Certificate (EPC) and are based on the information provided by the seller. The seller has not had the property inspected by a qualified energy assessor. The seller has not had the property inspected by a qualified energy assessor. The seller has not had the property inspected by a qualified energy assessor. The seller has not had the property inspected by a qualified energy assessor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.

**AREA MAP**



Energy Efficiency Rating	
Potential	74
Current	59
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs (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 energy efficient - higher running costs	



**BRYANTS HILL**  
**ST GEORGE, BRISTOL, BS5 8QS**  
**ASKING PRICE £220,000**



2



1



1



D



## Ground Floor Apartment

**Private Entrance**

**Hall**

**Lounge**

16'11" x 12'4"

**Kitchen**

10'5" x 5'5"

**Bedroom One**

13'10" x 8'5"

**Bedroom Two**

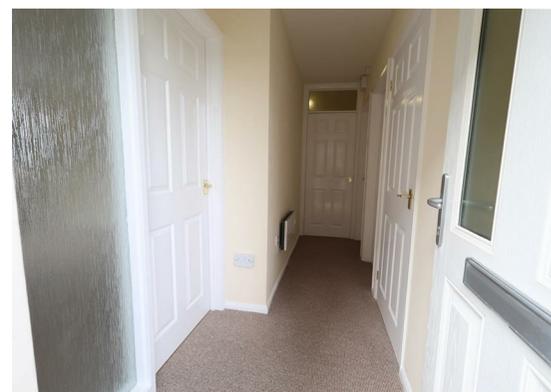
13'10" x 5'8"

**Bathroom**

6'6" x 5'5"

**Outside**

**Garden**



### NO ONWARD CHAIN

A delightful two bedroom purpose built ground floor apartment occupying a prominent position between the High Roads of Hanham and St George.

Originally built by the church, this apartment is one of just four in the block, all of which boast their own private entrance; additionally this flat also benefits a garden to the rear.

The entrance door opens into a hallway and gives access to the lounge, two bedrooms and bathroom. There is also a small storage cupboard and handy alcove.

The lounge is a bright, airy room with a large picture window to the rear elevation offering far reaching views to the South East of the City and the rear garden.

The kitchen has a range of base units finished with white high gloss doors and rolled edge worksurfaces. There is a freestanding electric cooker and undercounter space for fridge. Double doors give access to a pantry cupboard housing the hot water cylinder where there is space with plumbing for a washing machine.

Both of the bedrooms are located to the front of the property, bedroom one being of double size and bedroom two being of single size with a built in cupboard. The family bathroom room is partially tiled and fitted with a white three piece suite including an shower over the bath.

Externally the property benefits from a garden laid to lawn and path with a small garden store. A shared path gives access to the neighbouring garden.

The property is perfectly located for the open green spaces of Dundridge Playing Fields, Conham Vale and riverside walks along the River Avon as well as the local amenities of Hanham, Kingswood and St George. Larger Supermarkets and Aspects Leisure park can also be found in nearby Longwell Green. Bus routes directly to Bristol are located a few metres from the property and run regularly throughout the day and evening.

