



## Lons Court Bath Road, Bristol, BS30 6HX Offers In The Region Of £495,000

**\*\*NO ONWARD SALES CHAIN\*\*** Situated on the picturesque Bath Road in Bitton, Bristol, this remarkable two-bedroom ground-floor apartment offers a unique blend of contemporary comfort and classic charm. Set within a beautifully converted period building, the property is approached via a sweeping, tree-lined driveway, leading to substantial and impeccably maintained grounds that enhance its appeal.

Having undergone extensive rewiring and refurbishment between 2023 and 2024, this apartment is a testament to modern living. Every detail has been thoughtfully considered, from the brand-new gas boiler and updated pipework to the bespoke sash windows and French doors that invite an abundance of natural light into the home. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining.

The two bedrooms are elegantly furnished with exquisite, handmade wardrobes, creating tranquil retreats for rest and rejuvenation. The spa-inspired bathroom features luxurious porcelain tiles and high-end sanitary ware, ensuring a touch of indulgence in your daily routine. The bespoke Howdens kitchen, professionally installed, is a culinary enthusiast's dream, equipped to inspire your inner chef.

### Entrance Hallway



### Shower Room

8'4" x 7'4" (2.56 x 2.26)



### Sitting Room

16'11" x 15'2" (5.16 x 4.63)



### Outside



### Kitchen/Dining Room

19'7" x 14'0" (5.97 x 4.27)



### Directions

BS30 6HX

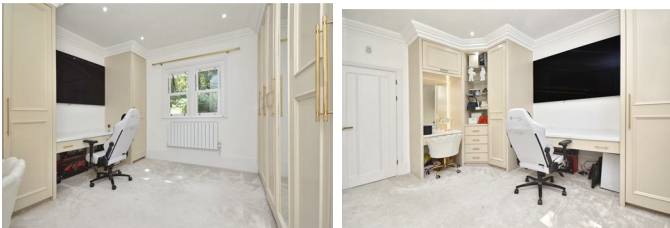
### Bedroom One

15'0" x 10'2" (4.58 x 3.11)



### Bedroom Two

13'4" x 14'0" (4.07 x 4.27)

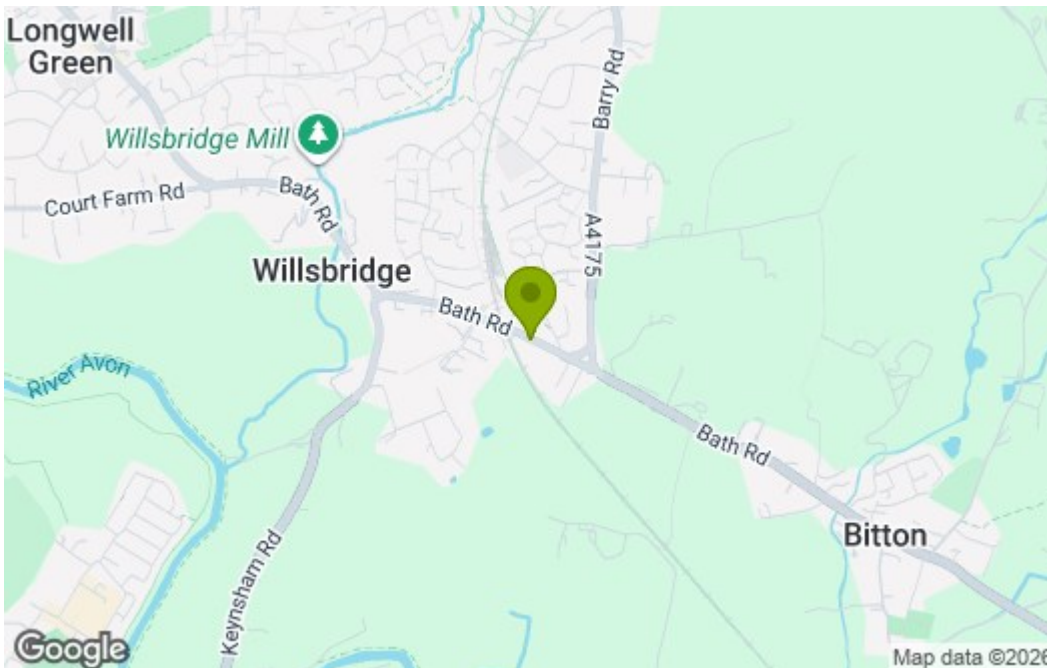


## Floor Plan

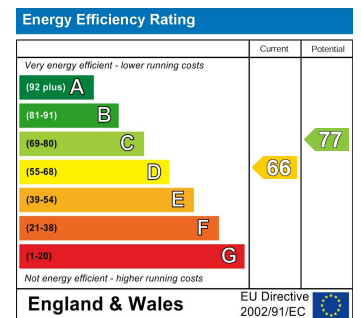


Total area: approx. 106.9 sq. metres (1151.1 sq. feet)  
**Flat 5 Lons Court**

## Area Map



## Energy Efficiency Graph



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