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Flat 27, Lime Tree House Hawkfield Road, Bristol, BS13 0FS

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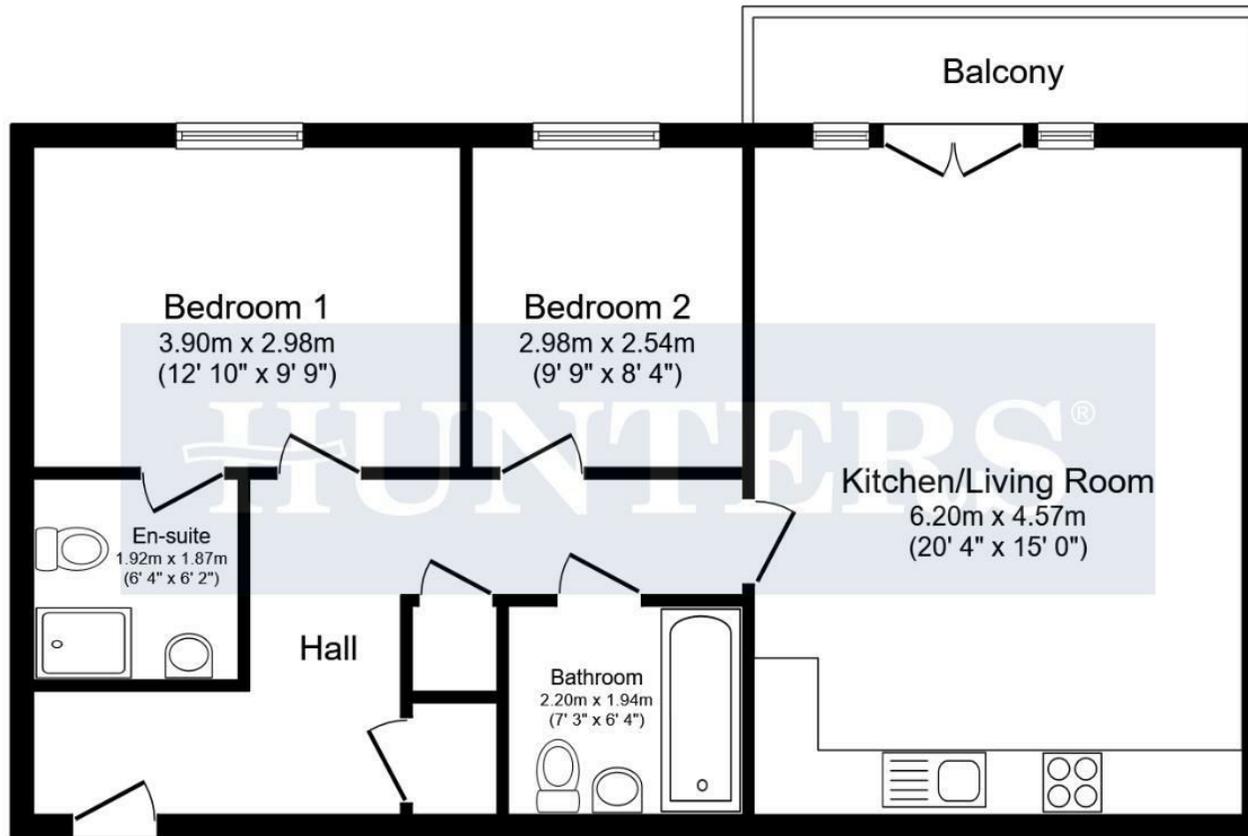
£250,000

Immaculately presented to the highest of standards a contemporary two bedroom top floor apartment, offering stylish, low-maintenance living.

The heart of the home is a bright and spacious open-plan kitchen/living area, thoughtfully designed for modern lifestyles. Whether you're entertaining friends or enjoying a quiet night in, the space flows effortlessly onto a private balcony boasting impressive open views, the perfect spot for your morning coffee or evening unwind.

The principal bedroom benefits from a sleek en-suite shower room, while the second bedroom is a generous and versatile space, ideal for guests, a home office or additional bedroom accommodation. A modern family bathroom completes the layout.

Further benefits include allocated undercover parking and a high-quality contemporary finish throughout, making this an ideal first-time purchase or investment.



### Floor Plan

Floor area 70.1 sq.m. (755 sq.ft.)

Total floor area: 70.1 sq.m. (755 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.



