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Flat 4 Balloon Court, 18 Cave Street, Bristol, BS2 8AG

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£285,000

**\*\*THREE BEDROOMS & BALCONY & TERRACE!!\*\*** The location really is the exceptional part of this property - sitting on the corner of a building in front of Portland Square within a short walk of Cabot Circus & Stokes Croft with all the cool vibrant amenities they bring. The Boot Factory & Artists Residence is on the same road! Inside offers more than most apartments with a large South East facing garden terrace and a balcony! Three bedrooms is a rarity making it possible to have two double bedrooms and a home office or snug if preferred. The lounge diner opens onto a kitchen and a balcony! Please make contact to arrange a viewing.

- Wow! Look at the Location Behind Portland Square
- Cabot Circus Across the Road
- Two Balconies - One South East Facing!
- Three Bedrooms
- EPC B - mid floor - 61 Square Meters
- Open Plan Lounge Diner Kitchen
- Generous Hallway + Storage
- Portland Square Amenities
- Boot Factory Bar on the Road
- Versatile Apartment Near Stokes Croft

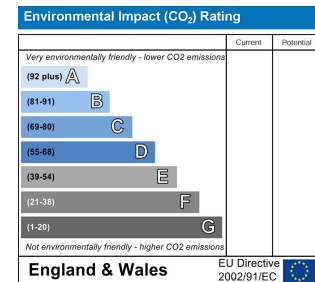
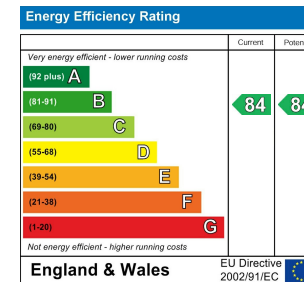
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FIRST FLOOR



3 BED FIRST FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix (2020)



### Front Door

With secure entry intercom receiver, into communal entrance hall with post boxes, lift, carpark access, stairs to first floor with door into apartment...

### Entrance Hall

Generous L-shaped hallway with space for shoes, coats and storage furniture, electric radiator, intercom receiver, deep storage cupboard and doors to...

### Lounge Diner Kitchen

18'6" x 10'6"

Wall and base kitchen units with work surface over, sink and drainer, tiled splash backs, fitted oven and hob with extractor fan over, space for washing machine & fridge freezer, double glazed window to rear, opening into lounge/dining area with electric radiator and double glazed French doors to...

### Balcony

Decked seating area with glass balustrade overlooking the street

### Bedroom One

14'6" x 9'5"

Double glazed window (non opening) overlooking terrace, electric radiator

### Bedroom Two

10'5" x 8'5"

Double glazed window to side, electric radiator

### Bedroom Three

8'7" x 6'3"

Double glazed window to side, electric radiator, currently used as DJ room, would make ideal home office or snug if third bedroom not required.

### Bathroom


6'7" x 4'2"

Three piece white suite comprising bath with shower over, wc, wash hand basin, tiled splash backs, double glazed window to side, towel radiator

### Garden Terrace

South East facing decked terrace to rear of the building with glass balustrade

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



