



HUNTERS®
HERE TO GET *you* THERE

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

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£250,000

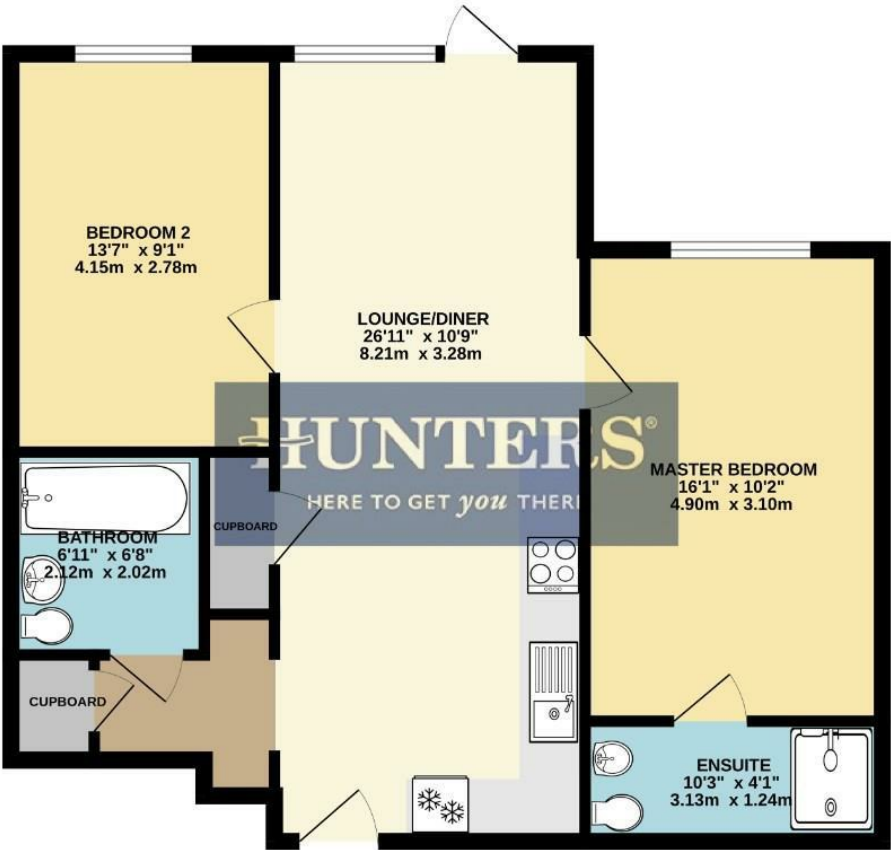
**** NO ONWARD CHAIN**** Hunters BS4 are delighted to offer to market this two double bedroom apartment finished to a high standard throughout . Located on the Boklok on the Brook development the home is ideally situated close to a wide range to local amenities at imperial retail park and Hengrove leisure.

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 itself comprises of a communal entrance with intercom system, stairs and lift leading to all floors. Apartment 8 is on the first floor, large open plan living space, high spec kitchen with integral appliances, private balcony, two double bedrooms, high spec en-suite to master, high spec bathroom, large storage cupboard and utility cupboard with free standing washing machine. High energy efficiency is a notable feature. To the outside the home has the added benefit of an allocated parking space.

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GROUND FLOOR



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.
Made with Metropix i3025.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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

Balcony

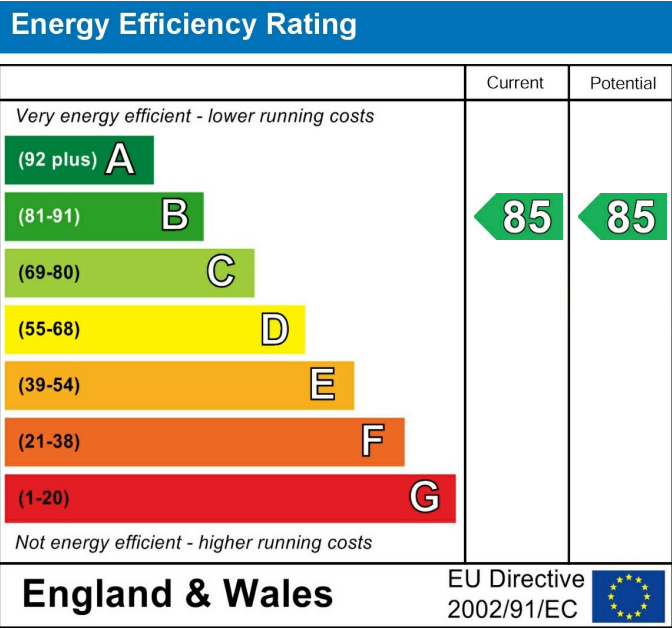
Allocated Parking Space

One allocated parking space.

Surrounding Outside Area

Leasehold Details

996 Years left on the lease
Ground Rent - £0
service charges £1491PA at the time of listing



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.





