



## St. Martins Court Portland Street, Staple Hill, Bristol,

Asking Price £209,950

OFFERED FOR SALE WITH NO ONWARD CHAIN. This splendid two bedroom, two bathroom, ground floor flat with private enclosed courtyard garden and off-street parking. The property is in excellent order throughout and the accommodation comprises hallway via entry phone, living room, fitted kitchen with appliances, two bedrooms (master with ensuite) and bathroom. The layout is particularly suited for a couple or professionals sharing. One of the standout features of this property is its proximity to local amenities. There are a variety of shops, cafes, and recreational facilities just a short distance away. Additionally, the flat has good access to the Bristol to Bath cycle path, ring road and motorway network. Other benefits include gas under floor heating and double glazing. The property includes parking for one car. Overall, this two-bedroom ground floor apartment offers an excellent opportunity for young or old that are looking to settle in a vibrant community with all the necessary amenities at their fingertips. 989 Years remaining on lease. Service charge in the region of £1200 PA. Energy Rating C. Council Tax Band B.

- Ground Floor Flat
- Excellent Order Throughout
- Two Bedrooms
- Two Bathrooms
- Fitted Kitchen with Appliances
- Living Room
- Under Floor Heating
- Double Glazing
- Private Courtyard Garden
- Off-Street Parking

### Viewing

Please contact our Brunt & Fussell Ltd Office on 01179566004 if you wish to arrange a viewing appointment for this property or require further information.



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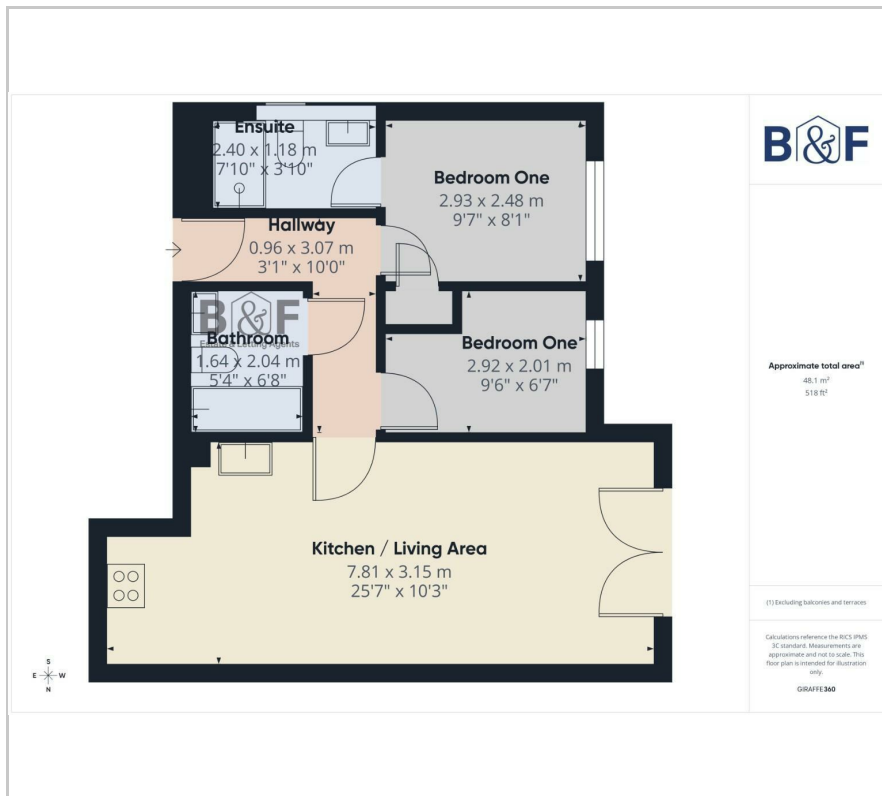


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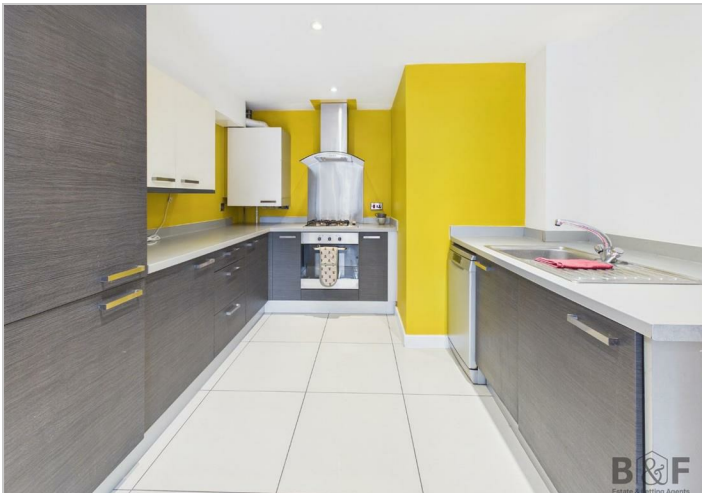
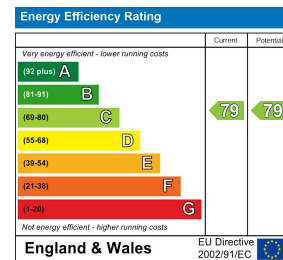
## Floor Plan



## Area Map



## Energy Efficiency Graph



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