



Connells

Lime Tree House Hawkfield Road
Bristol

Lime Tree House Hawkfield Road Bristol BS13 0FS

for sale offers in excess of
£235,000



Property Description

This modern apartment in Lime Tree House offers a bright, contemporary living space with a clean, open-plan layout. Large windows bring in plenty of natural light, giving the living area a calm, airy feel, while the kitchen features a sleek modern finish with integrated appliances. The space opens onto a private balcony, creating an easy indoor-outdoor flow that works well for relaxing or entertaining.

Both bedrooms are well-proportioned, with the principal bedroom enjoying its own en-suite shower room for added privacy. A second full bathroom serves the rest of the home, making the layout ideal for guests, sharers, or a young family. Throughout, the finish is modern and well-kept, with quality flooring and fixtures that give the apartment a polished, move-in-ready feel.

Lime Tree House sits within the popular Jessop Park development on Hawkfield Road, surrounded by green spaces, walking routes, and a friendly neighbourhood atmosphere. Everyday amenities are close by, including supermarkets, Hengrove Park, South Bristol Community Hospital, and the leisure centre. Families benefit from several well-regarded schools in the area, such as Perry Court E-ACT Academy and Merchants' Academy. Transport links are strong, with regular buses into the city centre, Bedminster, and Temple Meads, plus quick access to the A4174 for commuters.

Kitchen/Living Area

20' 4" x 12' 1" (6.20m x 3.68m)

Kitchen Area:

Modern fitted kitchen with matching white base and head units with stainless steel hardware. Integrated oven, electric hob, and stainless steel extractor fan over with metal splashback. Stainless steel sink and drainer with mixer tap, dark worktops, and space for

tabletop appliances and fridge/freezer. Wood effect lino flooring in kitchen area.

Living Area:

Large living area offering ample space for a three piece lounge suite, entertainment hub and 4+ seater dining table. Large double glazed patio doors leading to balcony with floor to ceiling windows either side. Wall-mounted radiator, and carpet throughout.

Bedroom One

12' 9" x 9' 9" (3.89m x 2.97m)

Neutrally decorated modern finish main bedroom. Currently shown with 2 beds in it. A great space offering ample room for a large double bedroom and plenty of free-standing furniture. Large floor to ceiling double glazed windows to rear. Carpeted throughout with plenty of power points, access to en-suite. Single panel wall-mounted radiator.

En-Suite

Neutral finish modern 3-piece en-suite comprising WC, pedestal wash hand basin and corner shower cubicle with fully tiled walls, and glass cubicle surround. Stainless steel hardware throughout, tiled splashback on the sink matching shower tiles, lino flooring.

Bedroom Two

9' 9" x 8' 3" (2.97m x 2.51m)

Well-sized second bedroom with large floor to ceiling double glazed window to rear. Neutrally decorated, carpeted throughout, and a wall-mounted radiator.

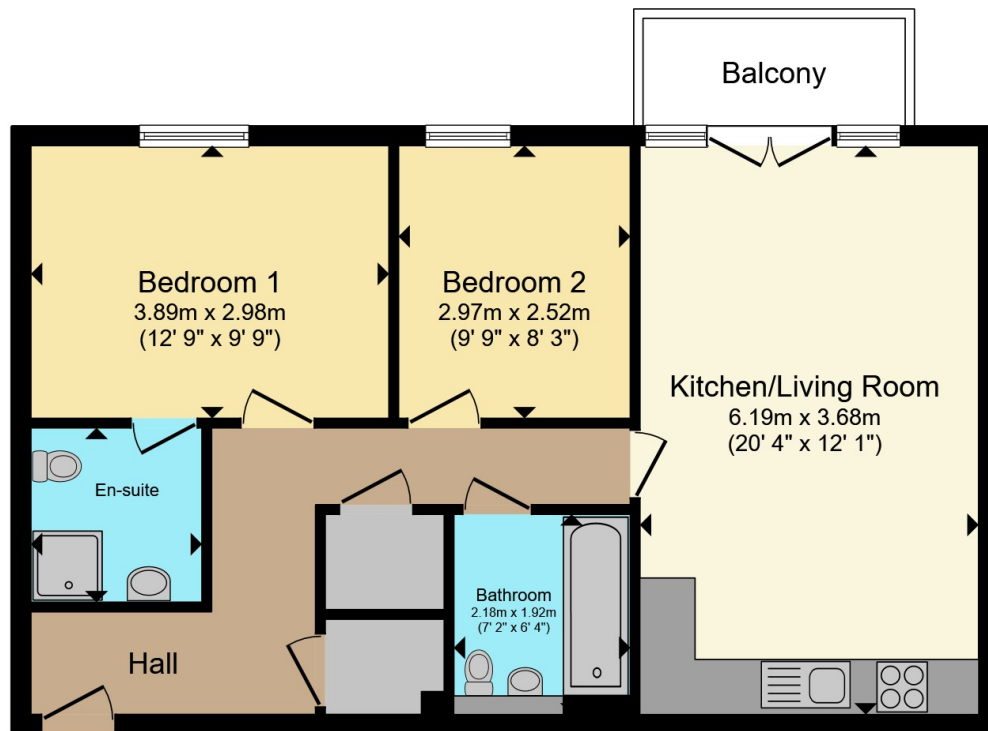
Bathroom

Modern three piece bathroom suite comprising WC, pedestal wash hand basin with tile splashback, and panelled bath with shower over. Fully tiled wall surrounding bath, large vanity shelf and space for large mirror, lino flooring.

Balcony

Allocated Parking





Total floor area 63.7 m² (686 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: B

Council Tax
Band: B

Service Charge:
1000.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312213

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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