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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Flat B, 70 West Street, St Philips, Bristol, BS2 0BL

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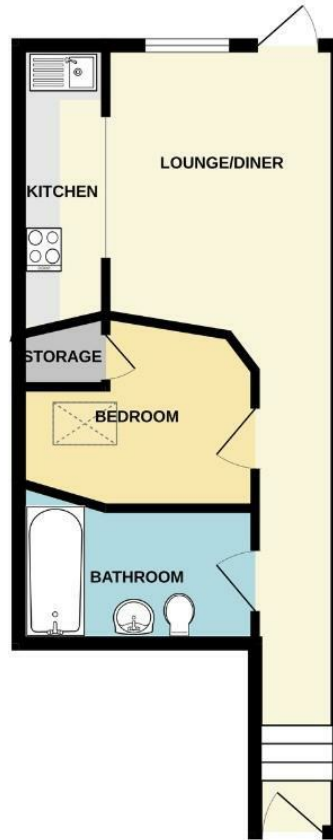
£170,000

**\*\*Garden Apartment on Old Market!\*\*** Extremely Low Service Charges and Long Lease!! A secure quiet period conversion that boasts high ceilings with light, open plan living. This location is so cool with all the bars and restaurants down the road, train station round the corner and walking distance to Cabot Circus shopping! Chain Free and easy to add value with some simple improvements. Ideal first home or buy to let. Open plan living with steps down to a peaceful garden with bike store along with a double bedroom and bathroom in a small block of only 4 flats. Please make contact to have a look inside.

- Location is Key!
- Vibrant Location Near Cabot Circus
- 34 Square Meters - High Ceilings
- Chain Free Great Investment
- Very Low Service Charges
- Secure First Floor Flat with Private Garden
- Lots of Potential to Improve & Add Value
- Only 4 Apartments in the Block
- Quiet Position at the Back
- Large Bathroom & Double Bedroom

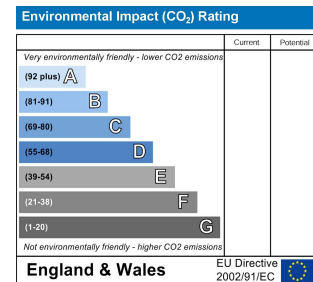
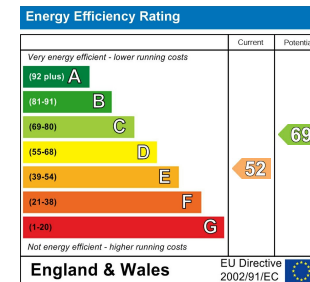
Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939  
easton@hunters.com | www.hunters.com

FIRST FLOOR



1 BED FIRST FLOOR FLAT

Whilst every attempt has been made to ensure the accuracy of the description 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 0/2020



### Front Door

Secure coded front door leading into communal staircase to all four flats, this one has a front door at the back of the building opening into..

### Entrance Hall

Long hallway with steps down, engineered oak flooring flowing into lounge, intercom receiver, wall mounted electric fuse box, space for shoes and coats and storage furnitures, doors into..

### Bathroom

11'1" x 5'2"

Full tiled. Three piece white suite comprising bath, wc, wash hand basin, towel radiator, mirror

### Bedroom

11'4" x 8'0"

Double bedroom, newly painted, new carpet, built in storage cupboard, Velux skylight window

### Lounge Diner Kitchen

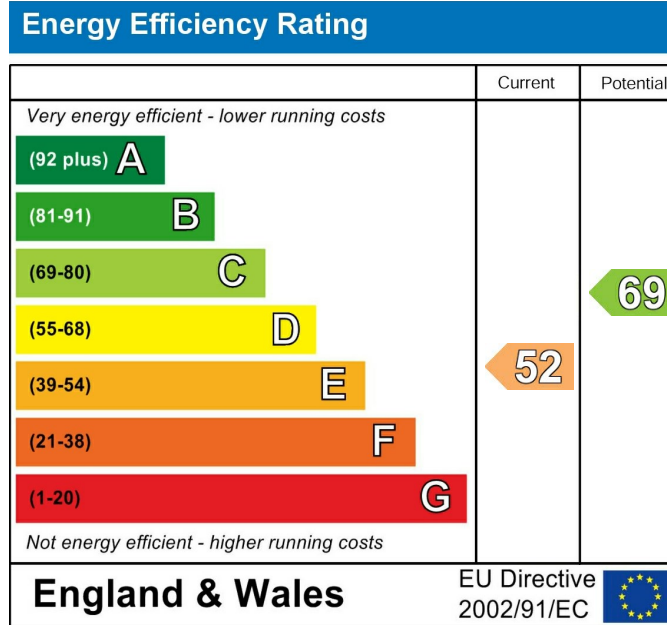
13'3" x 11'0" max

### Garden

Metal steps with hand rail down to peaceful garden with tons of potential. Hard standing area. Storage cage ideal as bike store or similar

### Parking Permit

Residents in this area can apply for a parking permit to park in the surrounding street bays.



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.









