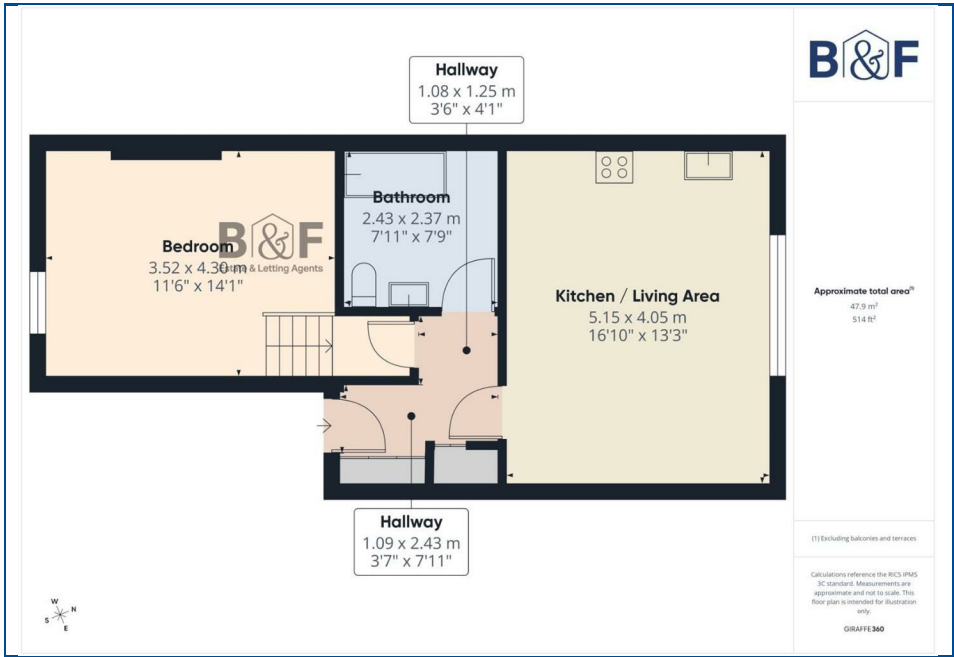




- No Onward Chain
- Modern Bathroom
- Close to Amenities
- Cycle Track Nearby
- Electric Heating
- Large Double Bedroom
- Open Plan Living
- Good Bus Route
- Double Glazing
- Stylish Apartment

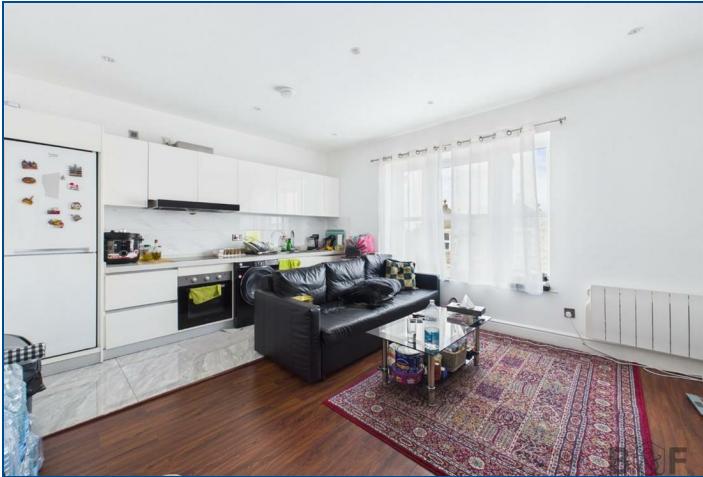
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	80	80
EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

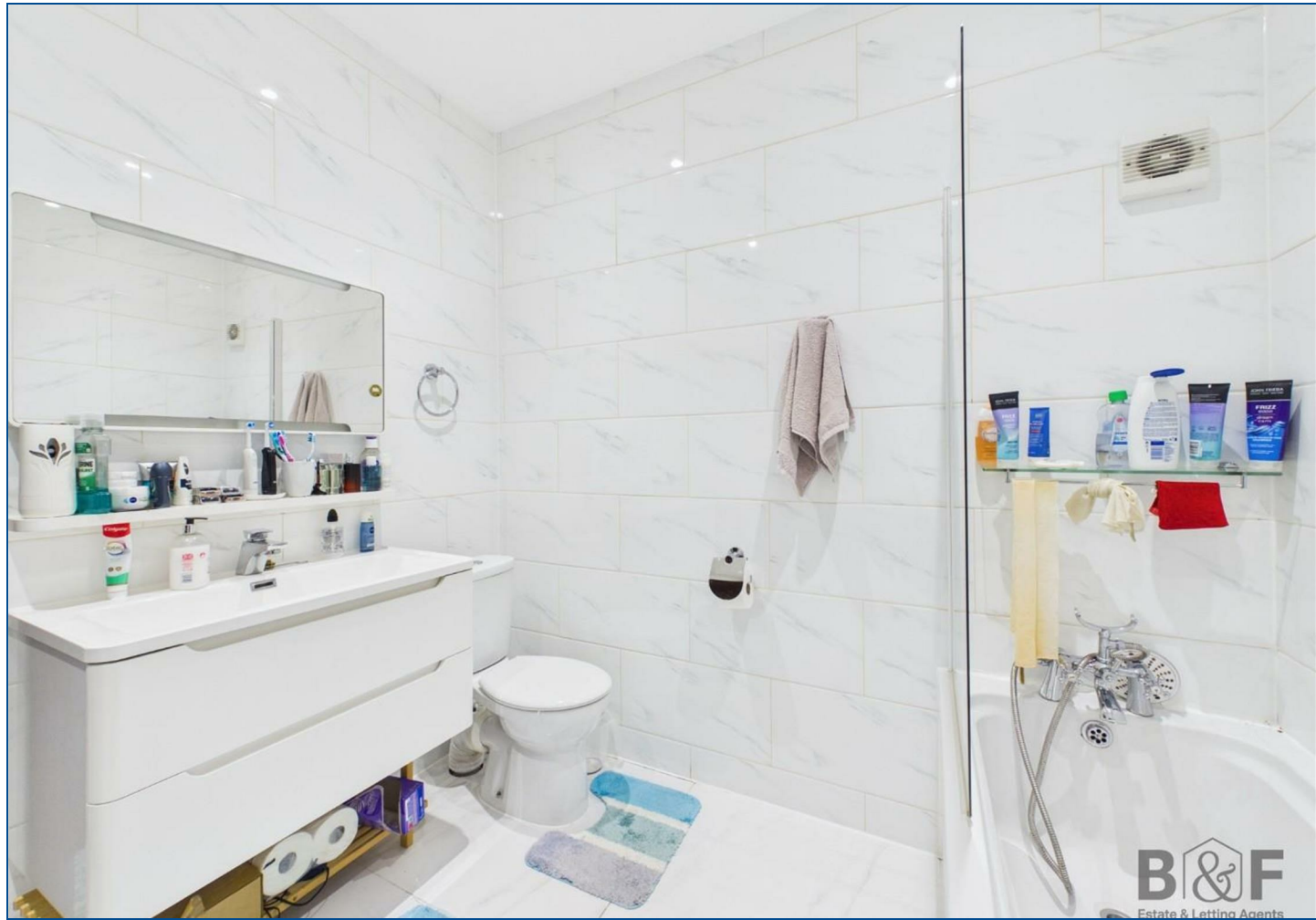
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form.

Brunt & Fussell

t: 01179566004 e: info@bruntandfussell.co.uk www.bruntrandfussell.co.uk
141 High Street, Staple Hill, Bristol, BS16 5HQ



10b Broad Street, Staple Hill, Bristol, BS16 5NX
Offers In Excess Of £160,000



Hallway 3'6" x 7'11"

Living/Kitchen Area 16'10" x 13'3"

Bedroom 11'6" x 14'1"

Bathroom 7'11" x 7'9"

Situated in the heart of Staple Hill and offered with no onward chain, this beautifully presented one-bedroom second floor apartment combines modern style with a highly convenient location close to a wide range of local amenities, independent shops, supermarkets, cafés, and transport links, including the popular Bristol to Bath Cycle Path. Converted in 2019, the property offers spacious and contemporary accommodation throughout, including a welcoming hallway, a bright open-plan living space with pleasant views, a large double bedroom, and a well-appointed modern bathroom.

Staple Hill remains a popular and vibrant suburb of Bristol, well known for its bustling high street, community feel, and excellent connectivity to both Bristol city centre and the surrounding areas. Nearby green spaces such as Page Park provide attractive outdoor space, while regular bus routes and easy access to the ring road make the area ideal for commuters. In our opinion, this property would be perfectly suited to first-time buyers, investors, or those looking to enjoy the convenience of having everything close at hand.

An internal viewing is highly recommended to fully appreciate all that this impressive apartment has to offer. Energy Rating C. Council Tax Band A.

** PLEASE INTERACT WITH OUR MARKET LEADING VIRTUAL TOUR **

