



**HUNTERS®**  
HERE TO GET *you* THERE

Flat 50 Maytrees, 100 Fishponds Road, Eastville, Bristol, BS5 6SD

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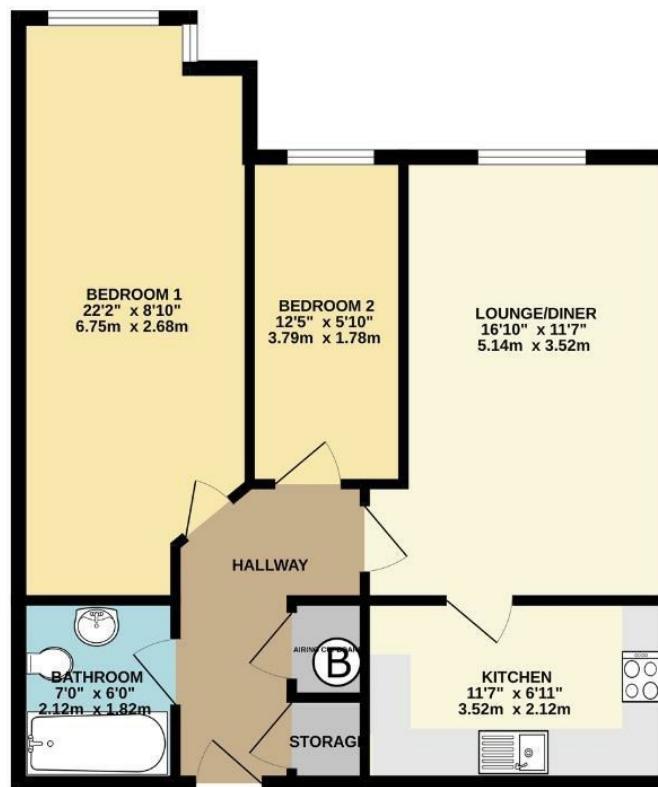
£165,000

\*\*EASTVILLE PARK A SHORT WALK AWAY!\*\* This development is in prime location for Easton & Greenbank's cool eateries as well as the train station, bus route and cycle path. The apartment is tucked away at the back of the building and comes with its own parking space. Inside there is a generous lounge diner & master bedroom both with large windows providing tree lined green views. Also boasting a home office in the second bedroom, bathroom & separate kitchen. This apartment is ready to make your own as the vendor has secured a chain free new home! Please get in touch to arrange a viewing.

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GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



2 BED 2ND FLOOR FLAT

TOTAL FLOOR AREA: 631 sq.ft. (58.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the plan, no guarantee is given. 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 condition or efficiency can be given.  
Made with Metricon 2000.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

## FRONT DOOR

Easy access to front and rear with secure entry video intercom and swipe locked gates, stairs to second floor, apartment door into

## ENTRANCE HALL

L shaped hallway with video intercom receiver, heater and doors to

## STORAGE

Two built in cupboards, one housing the water tank

## LOUNGE DINER

16'7" x 9'1"

Tall double glazed window to rear, ample space for lounge and dining furniture, heater, door into

## KITCHEN

10'11" x 6'5"

Wall and base units with work surface over, lots of storage and surface space, sink and drainer, fitted oven and hob with extractor fan over, tiled splash backs, space for fridge freezer and washing machine (can be included if required)

## BEDROOM ONE

21'8" x 7'10"

Huge double bedroom, heater, tall double glazed window to rear

## BEDROOM TWO

12'1" x 5'2"

Currently used as a home office, space for a single or small double bed otherwise, heater, double glazed window to rear

## BATHROOM

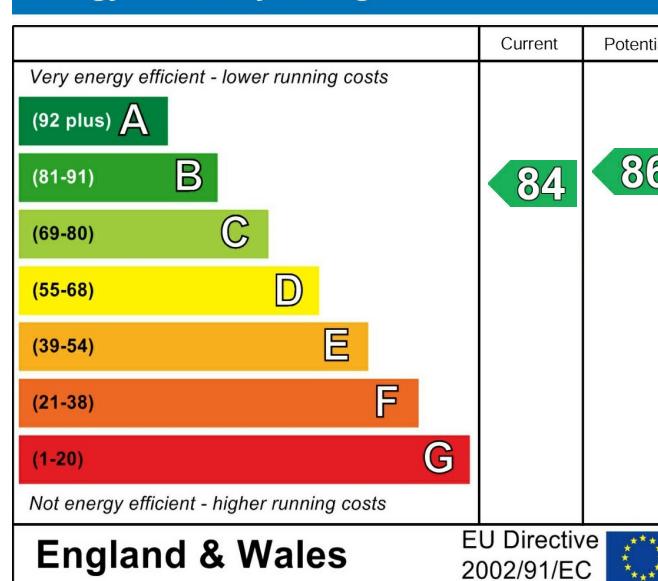
6'1" x 5'2"

Three piece white suite comprising wc, wash hand basin with work surface and vanity storage & shelving beneath, bath with shower over, tiled splash backs, extractor fan, heater

## PARKING

Allocated space to rear visible from apartment

## Energy Efficiency Rating



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.









