



## Bamfield Court

, BS14 0SA

£215,000



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**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

# Bamfield, Bristol

## DESCRIPTION

This two-bedroom ground floor apartment is offered for sale in good condition in the Hengrove area of Bristol, and will appeal to first-time buyers and investors seeking practical accommodation with convenient local amenities.

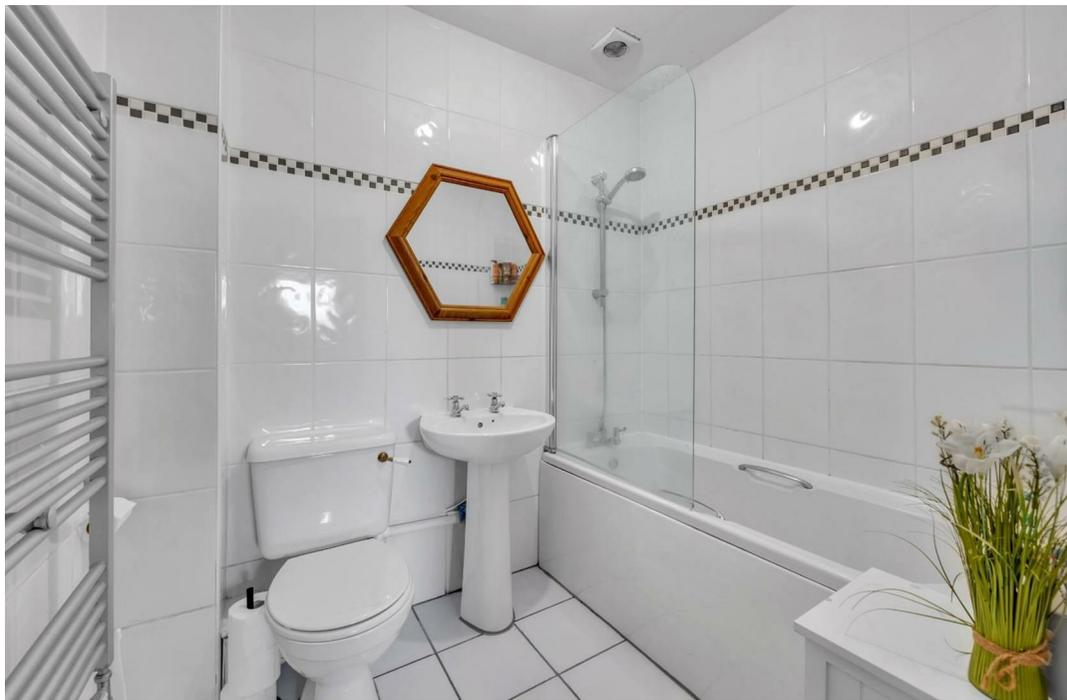
The property features a kitchen to the front and a light and airy lounge with patio doors opening directly onto the communal garden, providing an attractive outlook and useful outdoor space. Both bedrooms are doubles, and the flat benefits from gas central heating. An allocated parking space is included.

Hengrove offers a range of everyday amenities, including nearby supermarkets, local shops and cafés, as well as leisure facilities such as Hengrove Park and Hengrove Leisure Centre, providing open green space, walking routes and sports options.

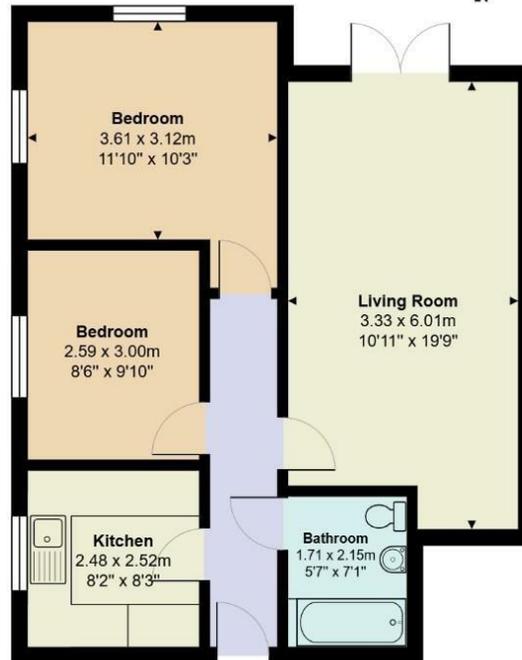
Public transport links are readily accessible. Bus services from the area run into Bristol city centre, with typical journey times of around 20–30 minutes depending on route and traffic. Bristol Temple Meads station, reachable by bus or car, connects to London Paddington in approximately 1 hour 40 minutes, as well as to Bath, Cardiff, Exeter and other regional destinations.

The location is also well-served for schools, with primary and secondary education options in the surrounding area, making the flat suitable for buyers looking for a home with access to local schooling as well as city connections. Call the office today to arrange a viewing appointment!



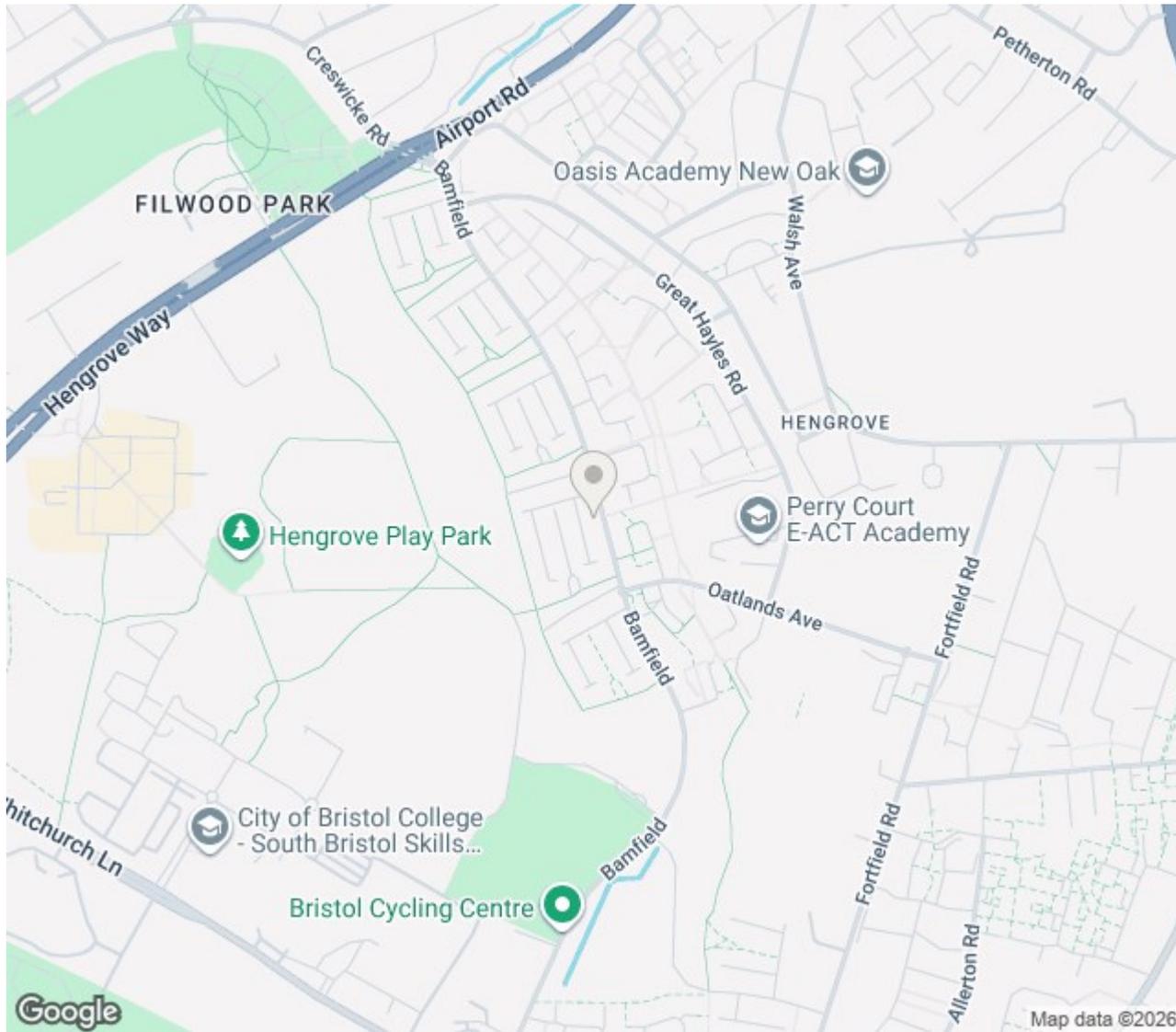


Approximate Gross Internal Area 57.8 sq m / 622 sq ft



These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.





## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Thinking of Selling?

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.

**28 Belland Drive, Whitchurch, BS14 0EW | 01275 891444 | whitchurch@hunters.com**





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.