



## Bryants Hill, Bristol, BS5 8QS

- GROUND FLOOR FLAT
- TWO BEDROOMS
- NO ONWARD CHAIN
- LOUNGE
- KITCHEN
- BATHROOM
- GARDEN
- CLOSE TO BUS ROUTES
- PRIVATE ENTRANCE
- EPC RATING - BAND D

### NO ONWARD CHAIN

A delightful two bedroom purpose built ground floor apartment occupying a prominent position between the High Roads of Hanham and St George.

Originally built by the church, this apartment is one of just four in the block, all of which boast their own private entrance; additionally this flat also benefits a garden to the rear.

The entrance door opens into a hallway and gives access to the lounge, two bedrooms and bathroom. There is also a small storage cupboard and handy alcove.

The lounge is a bright, airy room with a large picture window to the rear elevation offering far reaching views to the South East of the City and the rear garden.

The kitchen has a range of base units finished with white high gloss doors and rolled edge worksurfaces.

There is a freestanding electric cooker and undercounter space for fridge. Double doors give access to a pantry cupboard housing the hot water cylinder where there is space with plumbing for a washing machine.

Both of the bedrooms are located to the front of the property, bedroom one being of double size and bedroom two being of single size with a built in cupboard.

The family bathroom room is partially tiled and fitted with a white three piece suite including an shower over the bath.

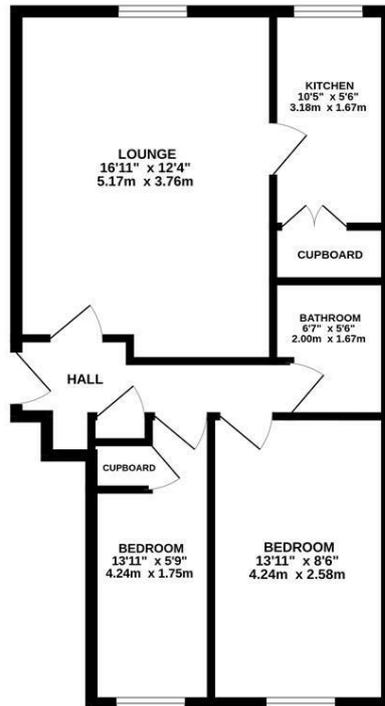
Externally the property benefits from a garden laid to lawn and path with a small garden store. A shared path gives access to the neighbouring garden.

The property is perfectly located for the open green spaces of Dundridge Playing Fields, Conham Vale and riverside walks along the River Avon as well as the local amenities of Hanham, Kingswood and St George.

Larger Supermarkets and Aspects Leisure park can also be found in nearby Longwell Green. Bus routes directly to Bristol are located a few metres from the property and run regularly throughout the day and evening.

**NOTE - OUR SELLER IS CURRENTLY EXTENDING THE LEASE BY 999 YEARS THAT WILL BE CONCLUDED AHEAD OF A LEGAL EXCHANGE OF CONTRACTS.**

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan 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 E2025

## 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>74</b>
(55-68) <b>D</b>	<b>59</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	

































