



**HUNTERS**<sup>®</sup>  
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Flat 12, Pear Tree House William Jessop Way, Bristol, BS13  
0FE

# Flat 12, Pear Tree House William Jessop Way, Bristol, BS13 0FE

£245,000

Immaculately presented two-bedroom apartment situated on the second floor with stylish residence offering low-maintenance lifestyle and perfect for modern living.

As you enter, you are greeted by a spacious open-plan living and kitchen area, designed to create a warm and inviting atmosphere. This layout not only maximises space but also allows for seamless interaction, making it ideal for entertaining guests or enjoying quiet evenings at home. The living area extends to a private balcony, where you can unwind, providing a perfect spot for morning coffee or evening relaxation.

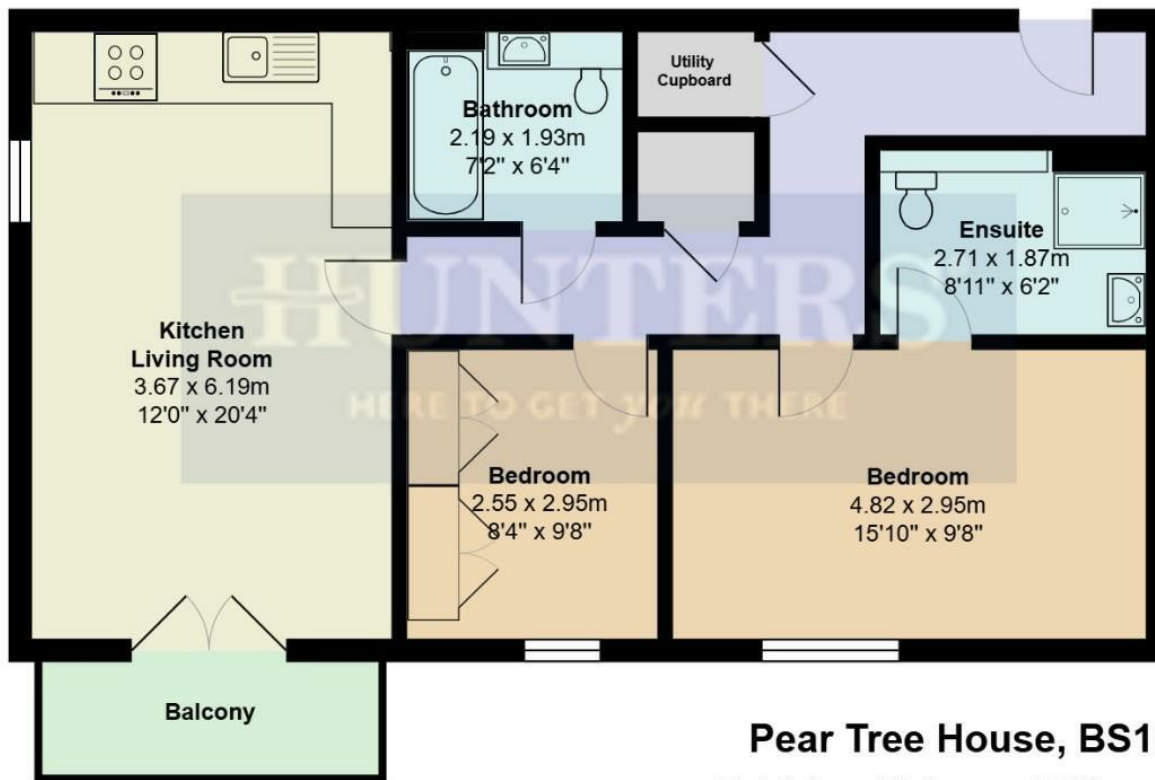
The apartment features two well-appointed bedrooms, with the master bedroom benefiting from an en-suite shower room, ensuring privacy and convenience. The second bathroom is equally well-designed, catering to the needs of residents and guests alike.

Additionally, this property comes with the added advantage of an allocated parking space, complete with an electric vehicle charging point, making it an excellent choice for those who value sustainability and modern conveniences.

This apartment is not just a home; it is a lifestyle choice, offering comfort and style. Whether you are a first-time buyer, a young professional, investor or looking to downsize, this property is sure to meet your needs. Do not miss the opportunity to make this stunning apartment your new home.

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**Second Floor**




**Pear Tree House, BS13**  
 Total Area 70.3 sq m / 756 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>85</b>	<b>85</b>
	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC	

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(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	

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.









