



HUNTERS[®]
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Flat 1, English Oak House Hawkfield Road, Bristol, BS13 0FQ

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£200,000

Offered to the market with NO ONWARD CHAIN, this charming ground floor modern one-bedroom apartment located on Hawkfield Road offers a perfect blend of comfort and contemporary living, making it an ideal choice for individuals or couples seeking a stylish home.

As you enter the apartment, you will find a well-designed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The space is complemented by a private balcony, where you can enjoy your morning coffee or unwind in the evening.

The apartment features a practical modern kitchen, equipped with ample storage and generous worktop space, making it a joy to prepare meals. The thoughtful layout ensures that you have everything you need at your fingertips.

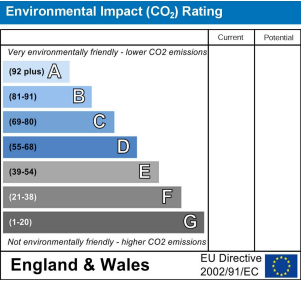
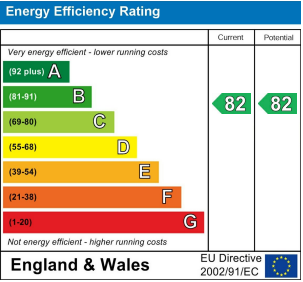
The bedroom is a peaceful retreat, providing a comfortable space for rest and relaxation. The bathroom is well-appointed, offering all the necessary amenities for your daily routine.

One of the standout features of this property is its commitment to energy-efficient living, thanks to the ground source heat pump. This not only helps reduce your carbon footprint but also contributes to lower energy bills, making it an environmentally friendly choice.


Additionally, the apartment comes with an allocated parking space that includes an EV charging point, catering to the needs of modern living and supporting sustainable transport options.

In summary, this one-bedroom apartment on Hawkfield Road is a fantastic opportunity for those looking for a modern, energy-efficient home with convenient amenities. Don't miss the chance to make this lovely property your own.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.









