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Flat 31, Lime Tree House Hawkfield Road, Bristol, BS13 0FS

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Offers In Excess Of £240,000

NO ONWARD CHAIN Nestled in the desirable area of Hawkfield Road, Bristol, this charming two-bedroom top floor apartment offers a perfect blend of modern living and comfort. As you step inside, you are greeted by a spacious open plan living area that is ideal for both relaxation and entertaining. The design allows for an abundance of natural light to flood the space, creating a warm and inviting atmosphere.

The main bedroom features a convenient en suite, providing a private sanctuary for your daily routines. This thoughtful addition enhances the overall appeal of the apartment, making it a perfect choice for couples or small families. The second bedroom is versatile and can be used as a guest room, home office, or children's room, catering to your individual needs.

One of the standout features of this property is the private balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views of the surrounding area. It is an excellent space for those who appreciate outdoor living.

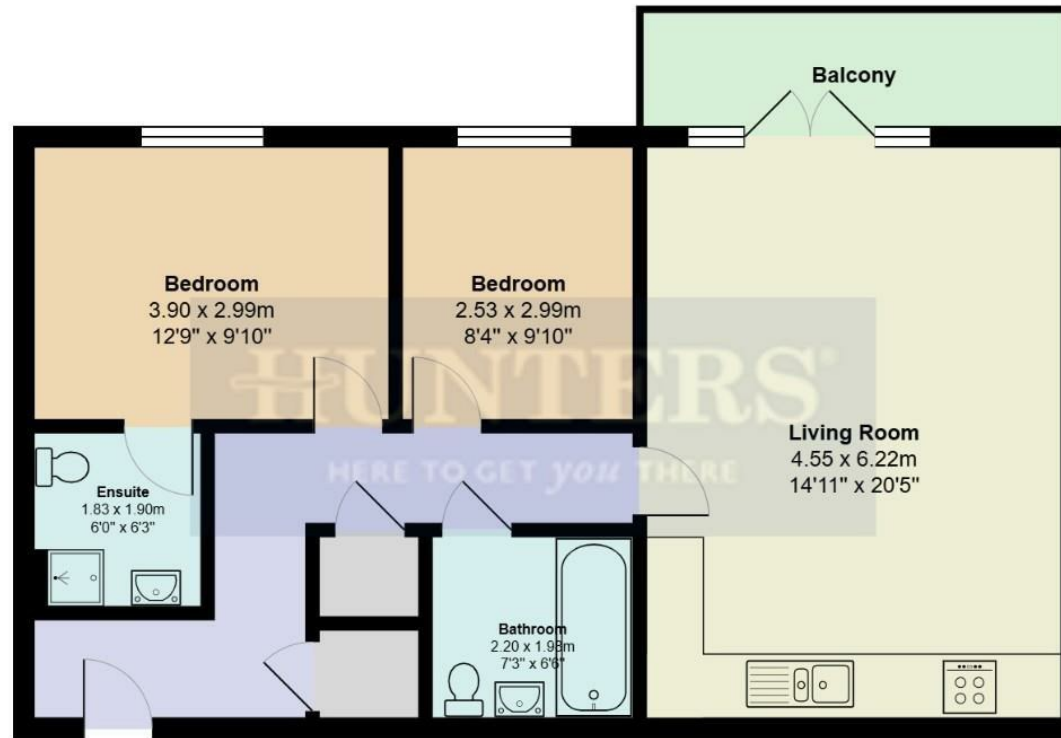
Additionally, the apartment comes with allocated parking, a valuable asset in this bustling city, ensuring that you have a secure and convenient place for your vehicle.

This property is not just a home; it is a lifestyle choice, offering comfort, convenience, and a touch of luxury in a vibrant part of Bristol. Whether you are a first-time buyer or looking to downsize, this apartment is a fantastic opportunity that should not be missed.

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Lime Tree House, Hawkfield Road, BS13 0FS

Total Area: 70.9 m² ... 763 ft² (excluding balcony)



Fourth Floor

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

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	83
(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.



