



HUNTERS[®]
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Flat, 31 The Groves, Bristol, BS13 0AF

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50% Shared Ownership £90,000

Welcome to this beautifully presented two-bedroom first-floor flat, perfectly designed for modern living. Set within a well-maintained building, this attractive home offers generous space, natural light throughout, and the added benefit of a separate study—ideal for home working, hobbies, or additional storage.

Inside, you'll find a bright open-plan living/dining area with a contemporary feel, flowing effortlessly into the well-equipped kitchen. Both bedrooms are well-proportioned.

The study provides valuable flexibility, making it a standout feature compared to other apartments in the area.

Outside, the property comes with allocated parking, along with visitor parking options, ensuring complete convenience.

Situated in a popular and convenient location, the flat is within easy reach of local shops, parks, transport links, and commuter routes—making it ideal for first-time buyers, professionals, downsizers, or investors.

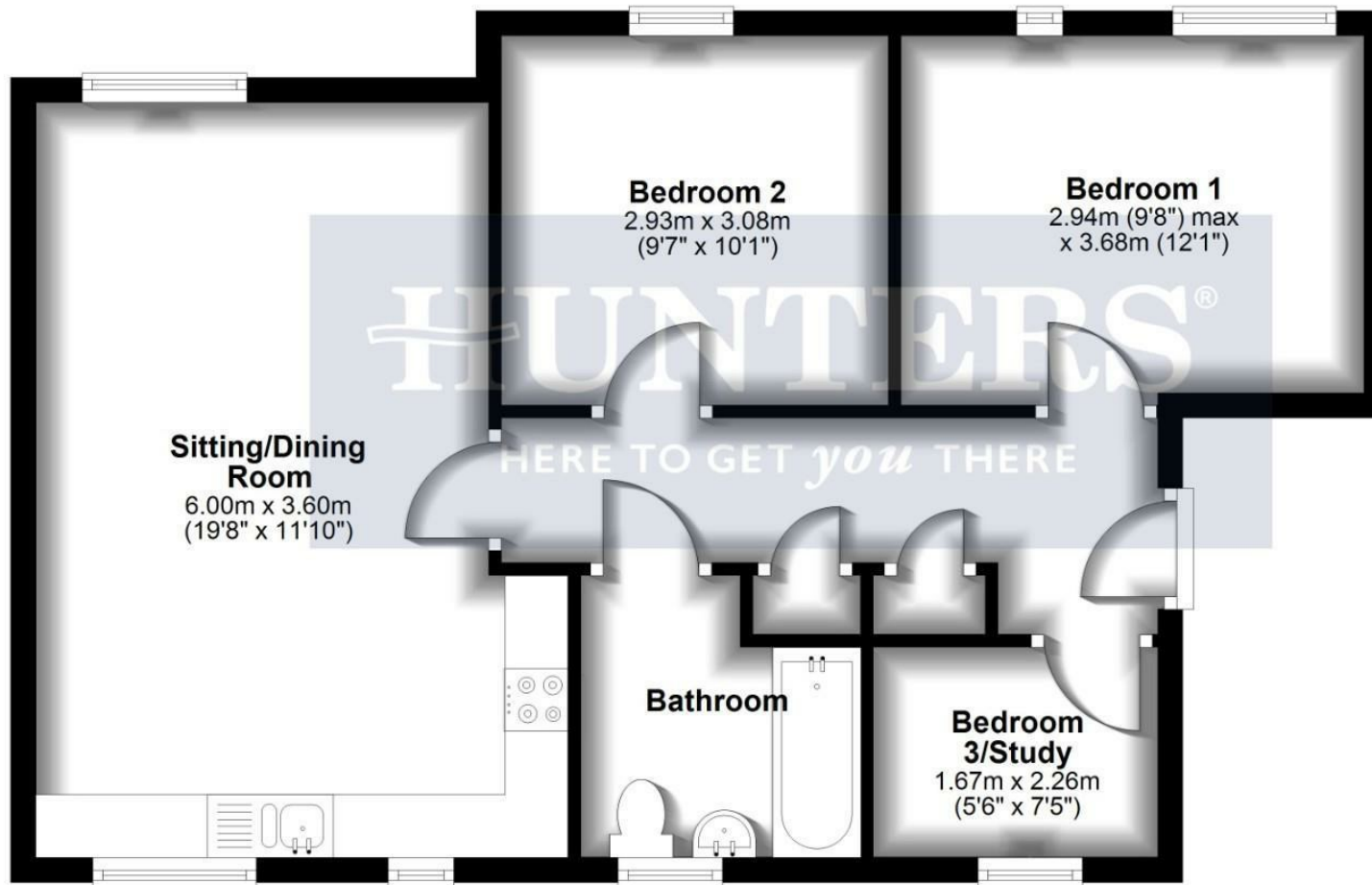
Additional Information:

You are purchasing a 50% share of this property through a "Shared Ownership" scheme. Live West will own the remaining 50%, and you will need to pay a monthly rent of £230.00 for their share. Further shares can be purchased once you own the property, a process known as 'staircasing'. Eligibility requirements apply. Please contact us to find out more.

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Ground Floor

Approx. 60.9 sq. metres (655.3 sq. feet)



Total area: approx. 60.9 sq. metres (655.3 sq. feet)

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		
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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.







