



HUNTERS[®]
HERE TO GET *you* THERE

Flat 1 Cardill Place, Cardill Close, Bristol, BS13 7AY

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Offers In Excess Of £210,000

Offered with NO ONWARD CHAIN, don't miss out on this move in ready Ground floor apartment with large garden and allocated parking

Step straight into this beautifully presented apartment which offers modern, low-maintenance living in a sought-after location.

The property features a bright and spacious living area, a well-equipped kitchen and a comfortable bedroom, all finished to a high standard.

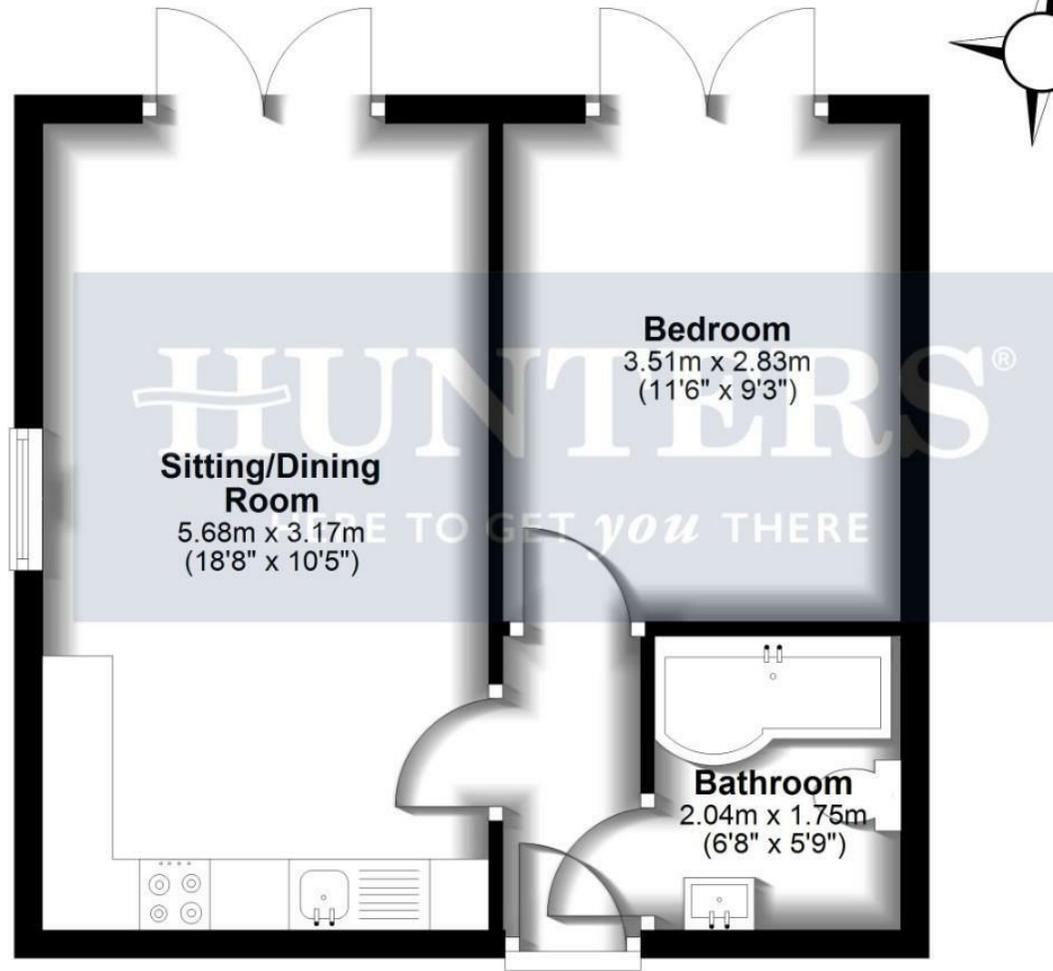
Outside, you'll find a large private garden, perfect for entertaining, relaxing, or even adding an office pod or outbuilding, with plenty of space to spare. The property also includes allocated parking, providing convenience and peace of mind.

This home is ideal for first-time buyers, downsizers, or investors alike.

Hunters Bishopsworth 25 Highridge Road, Bristol, BS13 8HJ | 0117 244 4441
bishopsworth@hunters.com | www.hunters.com

Ground Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



Total area: approx. 34.6 sq. metres (372.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(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	

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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.

