

HUNTERS[®]

HERE TO GET *you* THERE



Portland Street

Staple Hill, Bristol, BS16 4NU

£210,000



Council Tax: B



Portland Court Portland Street

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DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market this purpose built, two bedroom apartment in an exclusive gated community of just nineteen apartments. Positioned on the first floor and to be sold with NO ONWARD CHAIN we are sure this is a home will appeal to an array of potential buyers from those looking to take their first step on the ladder to investors. From the entrance, you are greeted with a hallway that gives access to all rooms. Upon entry you are greeted to an open plan lounge/dining room with French doors and Juliette balcony to the front elevation; an opening leads into the kitchen with a double glazed window overlooking front entrance to the grounds. Integrated appliances include an oven, gas hob and extractor with space and plumbing for a washing machine and fridge freezer. The two bedrooms are well proportioned and the family bathroom has a mains plumbed shower over bat. This property also benefits from allocated parking. The property is located behind electric gates offering security and seclusion for the new owner.

Conveniently located to the amenities of both Staple Hill and Kingswood to include local shops, supermarkets, doctors, dental practices, bars and cafes. Bristol City Centre is easily accessible by local buses and the Bristol/Bath cycle path is also near by for those looking to commute on bicycle or on foot.

COMMUNAL ENTRANCE

The development is accessed via a secure electronically controlled gate, intercom entry phone system leading through to communal hall, stairs to first and second floors.

ENTRANCE HALLWAY

Intercom phone entry system, doors leading to: lounge, bedrooms and bathroom.

LOUNGE/DINER

17'5" x 10'4" (5.31m x 3.15m)

UPVC double glazed window to rear, UPVC double glazed French doors leading to Juliet balcony, double radiator, TV point, doorway leading through to kitchen.

KITCHEN

8'2" x 7'8" (2.49m x 2.34m)

UPVC double glazed window to rear, range of fitted wall and base units, laminate work top incorporating 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in electric oven and gas hob, extractor fan hood, built-in cupboard housing combination boiler, space and plumbing for washing machine, space for fridge freezer.

BEDROOM ONE

12'4" x 9'3" (3.76m x 2.82m)

UPVC double glazed window to front, radiator.

BEDROOM TWO

9'6" x 7'9" (max) (2.90m x 2.36m (max))

UPVC double glazed window to rear, radiator.

BATHROOM

Opaque UPVC double glazed window to rear, suite comprising: twin gripped panelled bath with folding glass shower screen, mains controlled shower over, close coupled WC, pedestal wash hand basin, part tiled walls, shaver light.

OUTSIDE:

Tel: 0117 956 1234

COMMUNAL GARDEN

There is well kept communal lawns to front and rear of block.

PARKING

Allocated parking space to front of block.



Road Map



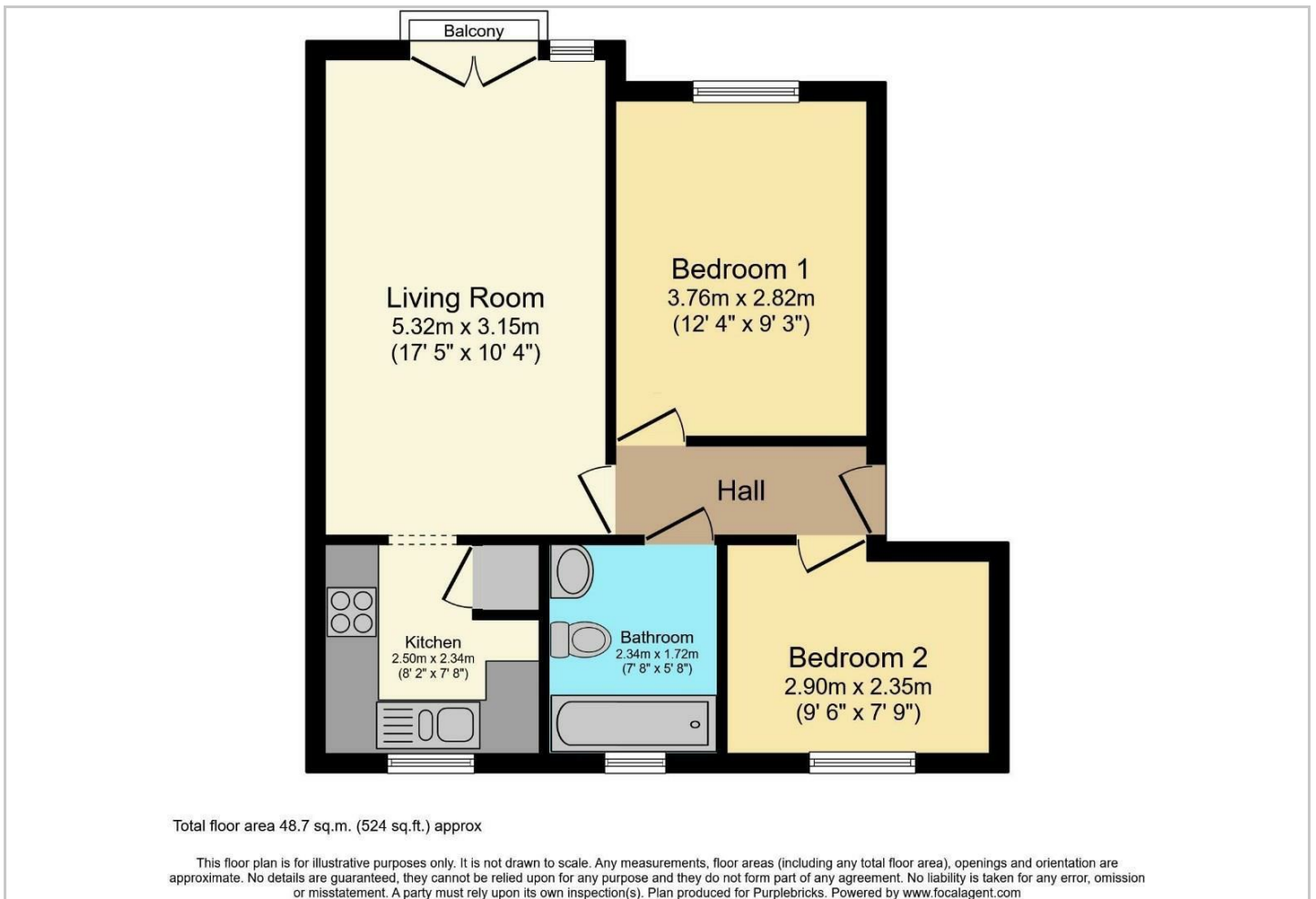
Hybrid Map



Terrain Map



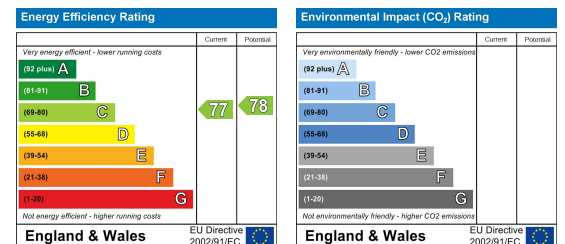
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.