

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Cleeve Lodge Close

Bristol, BS16 6AU

£160,000



Council Tax: A



# Deanna Court Cleeve Lodge Close

Bristol, BS16 6AU

£160,000



## DESCRIPTION

Positioned within this quiet cul-de-sac and located close to all the local facilities and amenities of Downend is this impressive, light and spacious ground floor apartment.

Being sold with no onward chain the apartment benefits from views across King George V playing fields and is a short walk from Downend High street and shops.

You enter the building via a communal door with intercom phone entry system, a communal hall then provides lift and stair access to the first and other floors.

The apartment is displayed throughout in excellent condition and has been much improved in recent years to provide spacious accommodation that comprises of a good size open plan entrance hallway, lounge with dual aspect windows, modern fitted kitchen with built in oven and hob, large double bedroom and a modern shower room.

Further benefits include, double glazing, central heating, a communal drying room and communal parking on a first come first served basis to front of block.

In our opinion the property would ideally suit a first time buyer, someone looking to downsize or a buy to let investor.

## COMMUNAL ENTRANCE

Security entry system leading to communal hall, stairs and lift rising to all floors.

## ENTRANCE HALLWAY

Open Plan hallway, LED downlighters, oak effect laminate flooring, vertical radiator and radiator, intercom phone entry system, built in storage cupboard, additional cupboard housing boiler and tank, opening leading to kitchen, oak doors leading to: lounge, bedroom and shower room.

## LOUNGE

15'0" x 10'8" (4.57m x 3.25m)

Dual aspect UPVC double glazed windows to rear and side, double and single radiators, LED downlighters.

## KITCHEN

15'7" x 7'3" (4.75m x 2.21m)

UPVC double glazed window to rear, range of modern fitted grey high gloss wall and base units, laminate work top, tiled splash backs, under unit lighting, single stainless steel sink bowl unit with mixer tap, built in electric oven and ceramic hob, stainless steel extractor fan hood, space and plumbing for washing machine and dishwasher, space for tumble dryer, integrated fridge freezer, oak effect laminate flooring.

## BEDROOM ONE

16'4" x 8'10" (4.98m x 2.69m)

UPVC double glazed window to front, LED downlighters, double radiator.

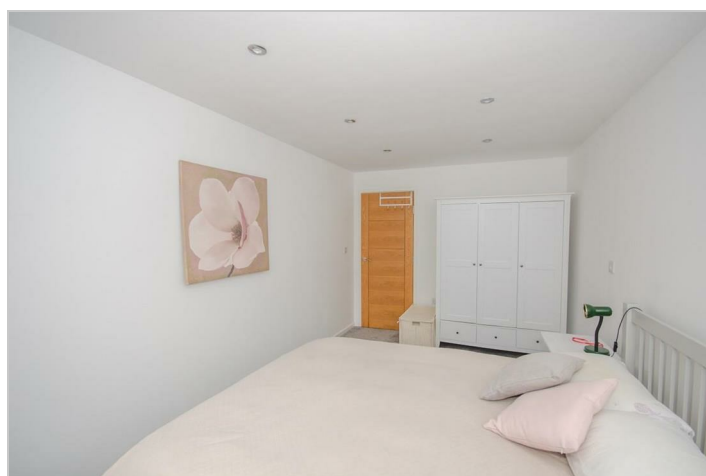
## SHOWER ROOM

Opaque UPVC double glazed window to rear, suite comprising: vanity unit with wash hand basin inset, concealed WC, glass shower enclosure housing mains controlled shower system with drench head, shaver point, oak effect laminate flooring, LED downlighters, extractor fan, built in shelves.

Tel: 0117 956 1234

## PARKING

Communal parking to front of block.



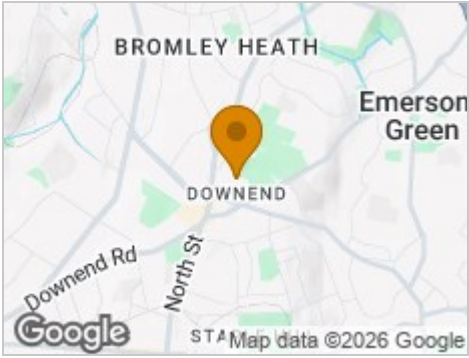
Road Map



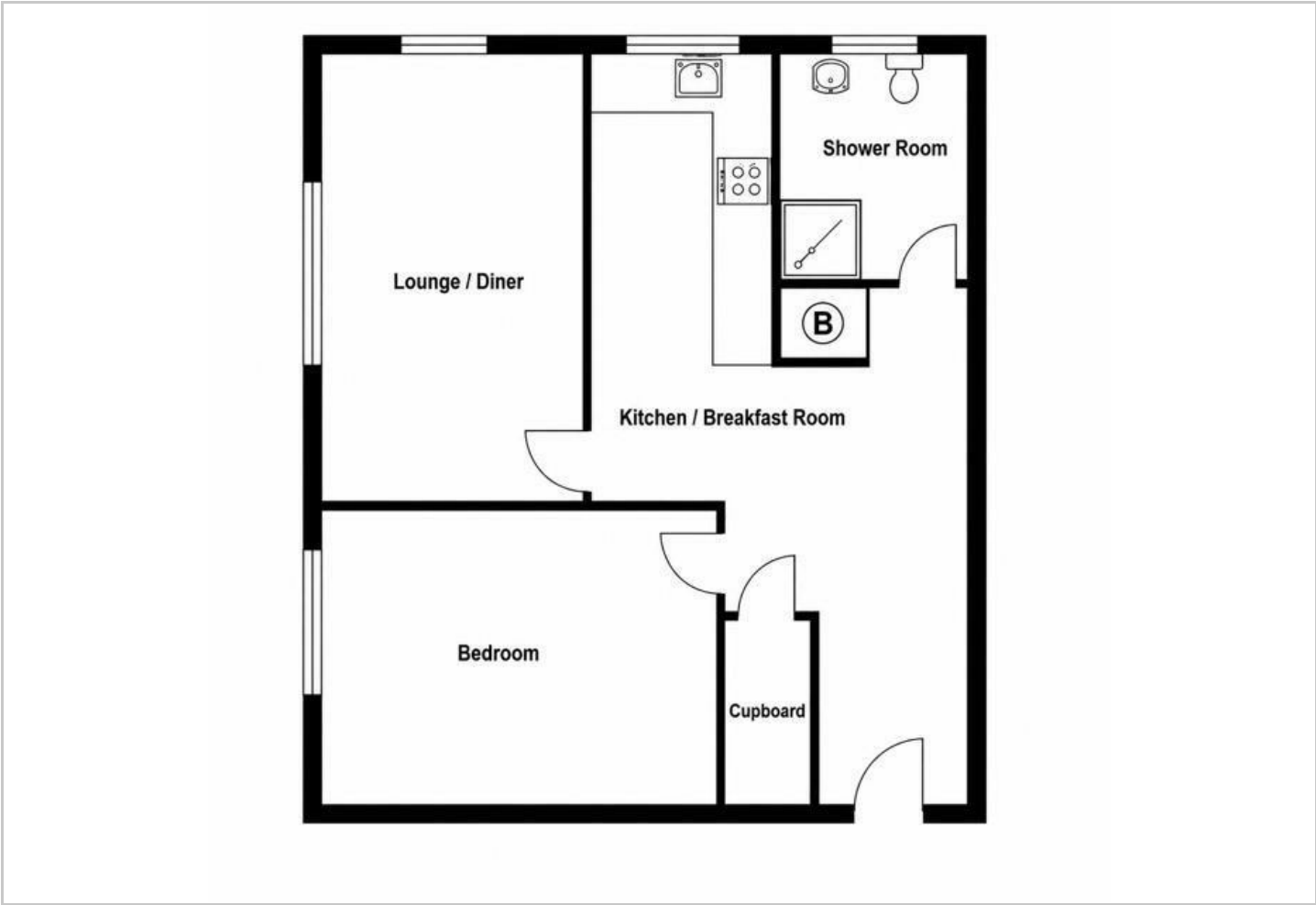
Hybrid Map



Terrain Map



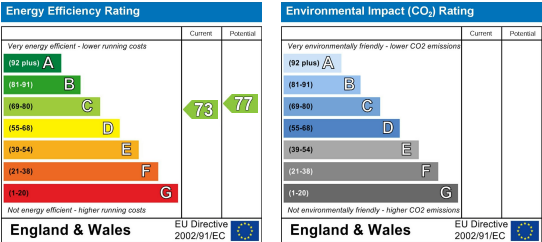
Floor Plan



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.