

# HUNTERS®

HERE TO GET *you* THERE



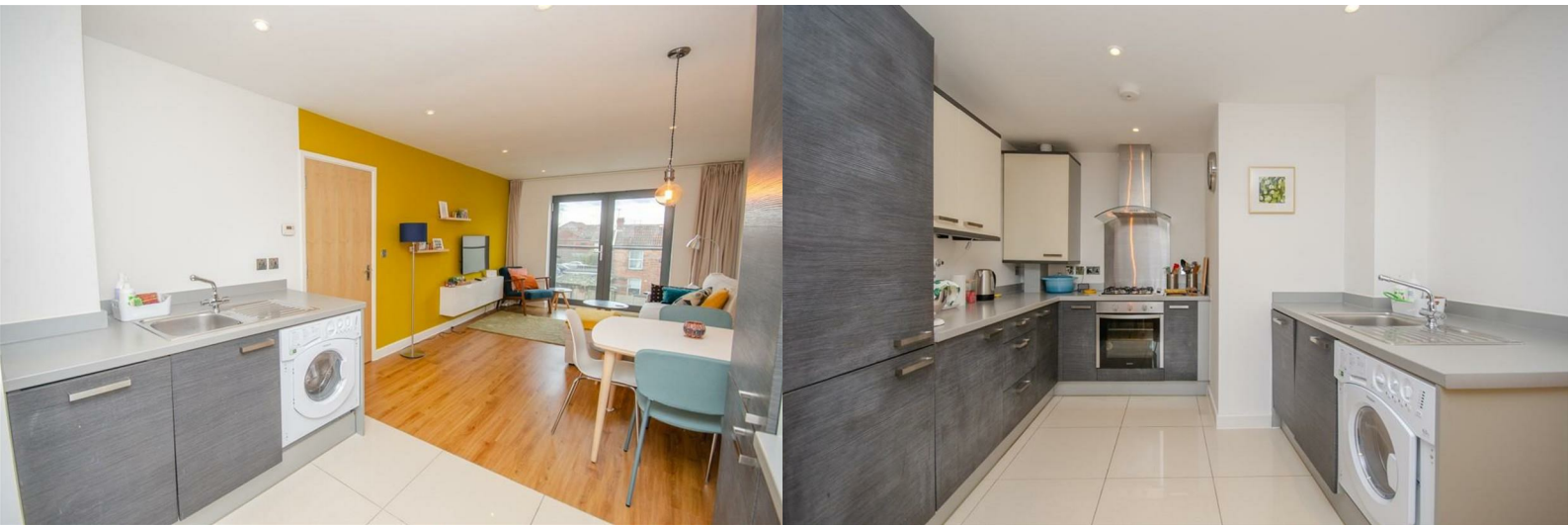
## St Martins Court

Portland Street, Staple Hill, BS16 4DT

£210,000



Council Tax: B



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## DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this well presented purpose built second floor flat which is located conveniently for the amenities of both Staple Hill and Kingswood.

The amenities include a wide variety of independent shops and supermarkets, restaurants, coffee shops, banks, doctors surgeries and dental practices. Kingswood Leisure Centre which provides an excellent range of facilities to include a swimming pool, gym and badminton courts is also situated within easy walking distance.

The accommodation comprises; entrance hall, an open plan living area/kitchen, bathroom and two bedrooms. The master bedroom has the benefit of having an en suite.

The kitchen incorporates integral appliances to include an oven & hob, fridge freezer and dishwasher, whilst the living area has double glazed French doors with a Juliet balcony.

Externally to the rear of the development is a gated area which provides secure allocated off street parking and bicycle storage.

Additional benefits include; under floor heating, double glazed windows and a security entry system. In our opinion, this property would suit a first time purchaser or those seeking and easier to manage environment and an internal viewing appointment is highly recommended.

## ENTRANCE

Via a wooden door leading into an entrance hall.

## ENTRANCE HALL

Ceiling with recessed LED spot lights, security entry phone, Vinyl wood effect flooring, doors leading into all rooms.

## LIVING AREA

26'5" x 10'5" (8.05m x 3.18m)

Double glazed French doors with Juliet balcony to rear, ceiling with recessed LED spot lights, TV aerial point, stainless steel single drainer sink unit with chrome mixer tap, range of fitted wall and base units incorporating an integral stainless steel electric oven with four ring gas hob and stainless steel cooker hood, integral fridge freezer and dishwasher, plumbing for washing machine, square edged work surface, cupboard housing a Baxi boiler supplying gas central heating and domestic hot water, wooden and tiled flooring.

## BEDROOM ONE

9'7" x 8'2" (2.92m x 2.49m)

Double glazed window to rear, storage cupboard with hanging rail and shelving, door leading into en suite.

## EN SUITE

Opaque double glazed window to side, ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and shower cubicle with chrome shower system, tiled splash backs, extractor fan, tiled floor.

## BEDROOM TWO

9'8" x 6'7" (2.95m x 2.01m)

Double glazed window to rear, loft access.

## BATHROOM

7'7" x 5'5" (2.31m x 1.65m)

Ceiling with recessed LED spot lights, white suite comprising; W.C. wash hand basin with chrome mixer tap and panelled bath with chrome mixer tap with over bath shower and side splash screen, shaver point, extractor fan, chrome heated towel rail.



## OUTSIDE

Secure gated allocated off street parking space.



Road Map



Hybrid Map



Terrain Map



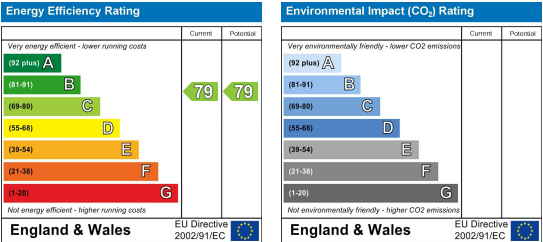
Floor Plan



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.