

# HUNTERS®

HERE TO GET *you* THERE



## Parnell Road

Stoke Park, Bristol, BS16 1WA

£270,000



Council Tax: B



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## DESCRIPTION

Hunters Estate Agents, Downend are pleased to bring to the market with no onward chain this well presented 2 bedroom top floor apartment located within the sought-after Stoke Park development built by Barrett Homes as part of the exclusive Kings Oak range. Offering spacious accommodation and modern living, the property is ideal for first time buyers, professionals, or investors alike. The accommodation comprises: entrance hallway, 17ft lounge/diner with dual aspect windows, fitted kitchen with built in oven & hob and integrated fridge/freezer, 2 double bedrooms, master en-suite and bathroom with over bath shower. The property benefits from having: double glazed sash windows, gas central heating, garage/carport and 2 off street parking spaces.

Offering a prime location within the development overlooking the square and Clock tower with direct access to Purdown with its large open spaces, lake and woodland offering fantastic walking routes. The area offers excellent transport links within easy reach of The Ring Road, M32, M4/M5 interchange, bus routes (Metrobus) and Parkway station close by. Benefiting from many major employers close by, including MOD Abbeywood, UWE and Bristol Business Park.

## COMMUNAL ENTRANCE

Communal entrance via intercom entry system, communal hallway with stairs rising to all floors, door with security spy hole leading to hallway.

## HALLWAY

L shaped hallway, loft hatch, coved ceiling, LVT wood effect flooring, radiator, double door access to

storage cupboard housing combination boiler, alarm control panel, intercom phone entry system, doors leading to: lounge/diner, kitchen, bedrooms and bathroom.

## LOUNGE/DINER

17'10" x 13'0" (5.44m x 3.96m)

Dual aspect double glazed sash windows, coved ceiling, 2 double radiators, feature fireplace with electric flame effect fire inset, 3 wall lights, TV point, telephone point.

## KITCHEN

10'8" x 6'3" (3.25m x 1.91m)

Double glazed sash window to side, range of fitted wall and base units, granite effect laminate work top incorporating a single stainless steel sink bowl unit with mixer tap, tiled splash backs, built in stainless steel electric oven and gas hob, stainless steel extractor fan hood, space and plumbing for washing machine, integrated fridge freezer, radiator, under unit lighting.

## BEDROOM ONE

9'7" x 9'11" (2.92m x 3.02m)

Double glazed sash window to side, coved ceiling, TV point, telephone point, door to en-suite.

## EN-SUITE

Opaque double glazed sash window to side, shower enclosure housing mains controlled shower system, vanity unit with wash hand basin inset, concealed W.C., part tiled walls, extractor fan, coved ceiling, shaver point, radiator.



## BEDROOM TWO

8" x 9'10" (2.44m x 3.00m)

Double glazed sash window to side, coved ceiling, radiator, telephone point.

## BATHROOM

Opaque double glazed sash window to side, suite comprising: twin gripped panelled bath, mixer tap/shower over, vanity unit with wash hand basin inset, concealed W.C, part tiled walls, coved ceiling, LED downlighters, shaver point, extractor fan.

## GARAGE/CAR PORT

Position within rank below, up and over door access, open access to rear leading to additional parking space.

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance

service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



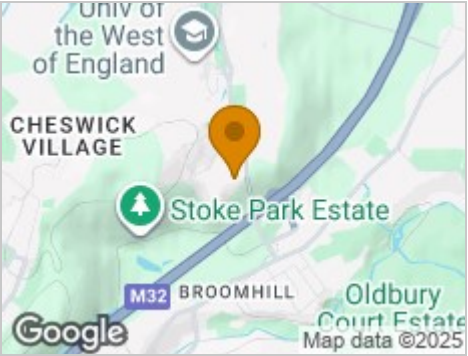
Road Map



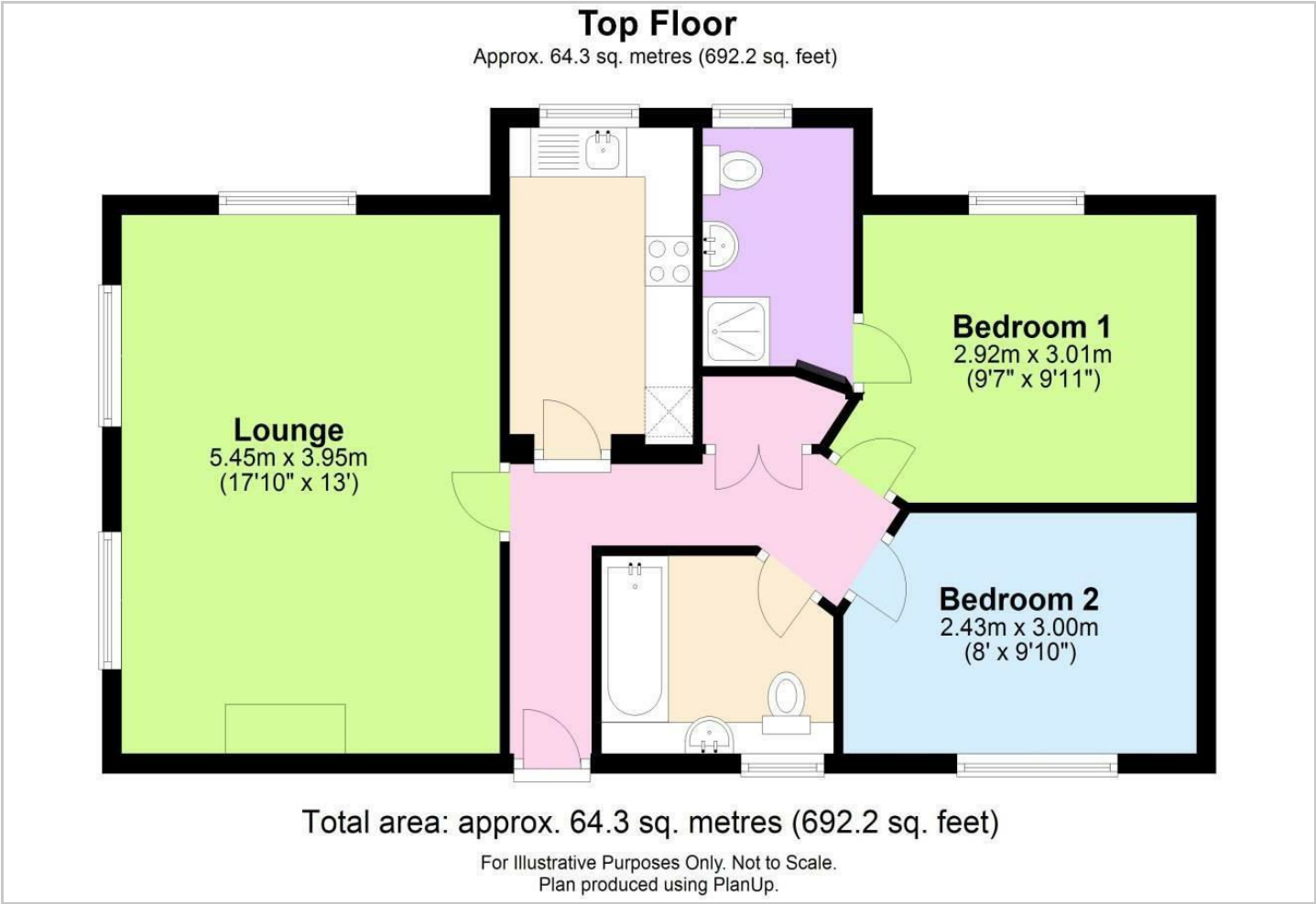
Hybrid Map



Terrain Map



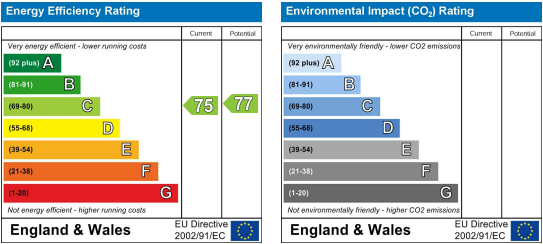
Floor Plan



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.