

# HUNTERS®

HERE TO GET *you* THERE



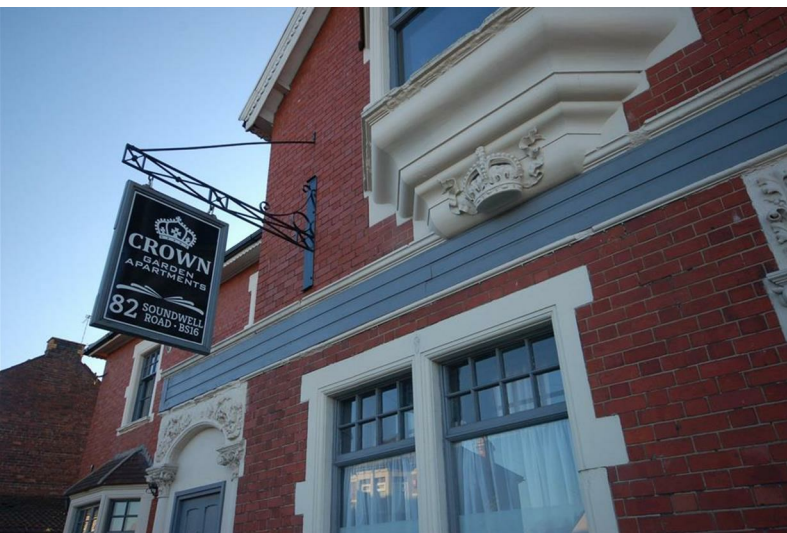
## 1 Crown Garden Apartments,

Soundwell, BS16 4RB

£125,000



Council Tax: A



# 1 Crown Garden Apartments, 82 Soundwell Road, Soundwell. Bristol. BS16 4RB

£125,000



## DESCRIPTION

Located close between Staple Hill and Kingswood and on the ground floor of a converted public house. Hunters are delighted to offer for sale with no chain this unique studio flat providing the best of open plan living which is perfectly suited to a first time purchase or even a buy to let investment this well-presented property has been great investment for the current owner over several years.

An intercom security entry system welcomes you to a communal entrance, with access to the ground floor flat and stairs that rise to the first floor flats. The accommodation to the property comprises mainly an impressive 20ft open plan living space, which incorporate a stylish modern fitted kitchen with built in oven and hob and providing space for a fridge freezer and washing machine and allowing plenty of space to use as a lounge/dining and bedroom. Separate to this space can be found a decent size shower room.

Externally the development benefits from having a well kept communal garden laid to lawn and an allocated parking space to rear courtyard area.

## FRONT DOOR

Communal double doors with door code leading into

## ENTRANCE

Double door access from side of building leading through to communal entrance hallway, intercom security entry system, stairs rising to first floor flats, door to ground floor flat.

## OPEN PLAN LIVING SPACE

20'4" x 18'2" (max) (6.20m x 5.54m (max))  
Open plan area providing lounge/dining and bedroom space, along with fitted kitchen.

## LIVING AREA

Window to front with secondary glazing to minimise external noise, oak effect laminate floor, LED downlighters, cast iron period style fireplace with tiled hearth and wood mantel. 2 electric radiators.

## KITCHEN AREA

Modern gloss wall and base units with laminate granite effect rolled edge works surfaces over, fitted electric oven and hob, extractor fan over, stainless steel circular sink and drainer with mixer tap, tiled splash backs, space and plumbing for washing machine, space for stand alone fridge freezer, LED downlighters, door leading through to shower room.

## SHOWER ROOM

10'3" (max) x 5'10" (3.12m (max) x 1.78m)  
Pedestal wash hand basin, close coupled W.C, corner shower cubicle housing a Triton electric shower system, part tiled walls, LED downlighters, shaver light, extractor fan, chrome heated towel radiator.

## OUTSIDE

Communal garden laid to lawn and an allocated parking space in rear private car park (H).

## 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



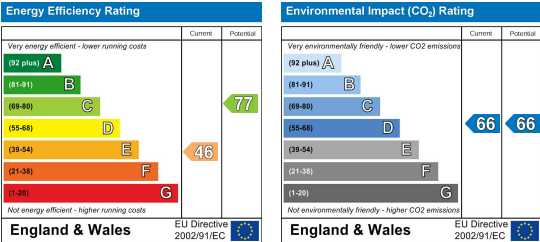
Floor Plan



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.