



**Craydon Walk, Bristol**  
, BS14 8HA

**£160,000**



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# Craydon Walk, Bristol

## DESCRIPTION

Presenting a well-appointed one-bedroom apartment offered for sale in good condition, ideally situated within close proximity to public transport links, nearby schools, and a range of local amenities. This property represents an excellent opportunity for first time buyers and investors alike.

The apartment welcomes you with a light and airy lounge, tastefully designed to maximise natural light and comfort. The lounge seamlessly connects to the open kitchen area, creating an inviting space perfect for entertaining or relaxing at home.

The double bedroom benefits from patio doors that provide direct access to the communal garden. The bedroom also offers convenient access to the bathroom, which features a bath, w/c, and sink, ensuring practicality and comfort.

Residents will appreciate the allocated parking space—a valuable asset in this popular area. In addition, the well-maintained communal garden provides a serene outdoor retreat to relax or socialise with neighbours.

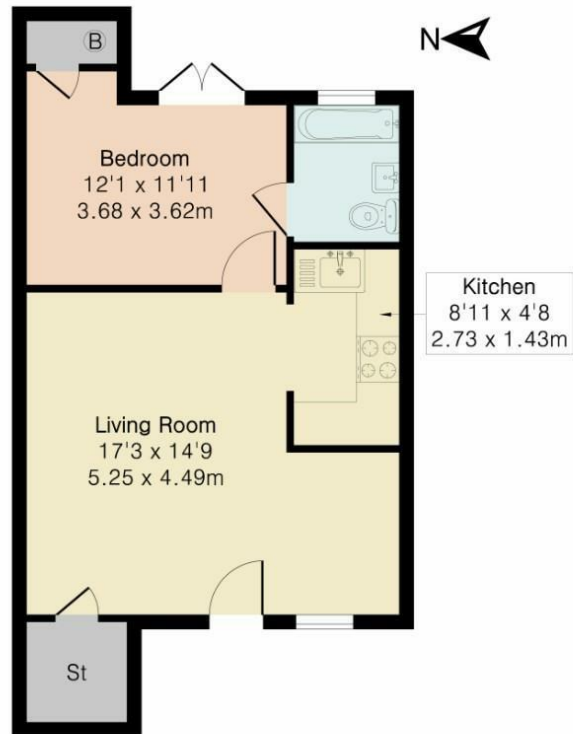
Offered with no onward chain, this property offers an uncomplicated purchasing process and swift occupation for the successful buyer. Whether you're stepping onto the property ladder or seeking a promising investment, this flat presents blend of comfort and convenience. Early viewing is highly recommended!







Approximate Gross Internal Area 435 sq ft - 40 sq m



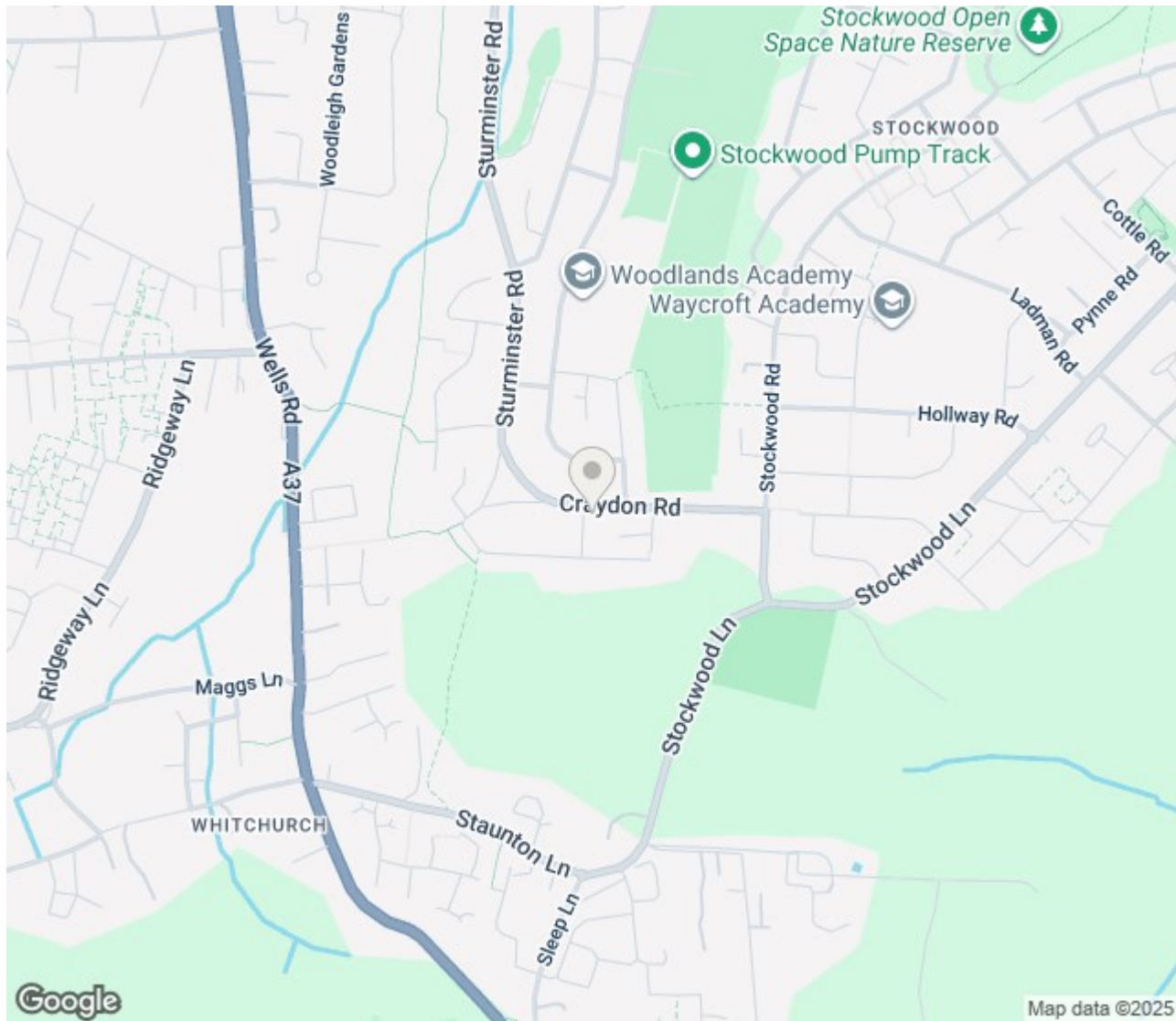
Ground Floor




Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







# ENERGY PERFORMANCE CERTIFICATE

| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) <b>A</b>                          |                                                                                                             |           |
| (81-91) <b>B</b>                            |                                                                                                             |           |
| (69-80) <b>C</b>                            | <b>77</b>                                                                                                   | <b>77</b> |
| (55-68) <b>D</b>                            |                                                                                                             |           |
| (39-54) <b>E</b>                            |                                                                                                             |           |
| (21-38) <b>F</b>                            |                                                                                                             |           |
| (1-20) <b>G</b>                             |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

## 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.

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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.