

# HUNTERS<sup>®</sup>

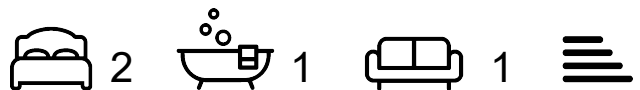
HERE TO GET *you* THERE



## Sturminster Lodge

Sturminster Road, Bristol, BS14 8ED

£189,000



Council Tax: B





# Flat 12a Sturminster Lodge

Sturminster Road, Bristol, BS14 8ED

£189,000



## Communal Entrance

Door to front with secured telephone access entrance system and internal door leading to apartment.

## Inner Hall

Door to communal hall, tiled flooring, ceiling light and phone entry system.

## Living / Dining Room

17'7 x 9'6 (5.36m x 2.90m)

Double glazed French doors to communal garden, opening to kitchen, ceiling lights and radiator.

## Kitchen

10'1 x 5'6 (3.07m x 1.68m)

Kitchen offers a selection of wall and base units with work surfaces incorporating sink and drainer with mixer tap, tiled splashbacks, built-in oven and electric hob and stainless steel cooker hood, space for washing machine, space for fridge freezer, tiled flooring, ceiling light and radiator.

## Bedroom One

13'0 x 10'10 (3.96m x 3.30m)

Double bedroom with double glazed bay window to front elevation, carpeted flooring, ceiling light and radiator.

## Bedroom Two

10'10 x 7'9 (3.30m x 2.36m)

Double bedroom with double glazed window to front elevation, carpeted flooring, ceiling light and radiator.

## Shower Room

White suite comprising wash hand basin with vanity, concealed cistern W.C and double shower, partially

tiled walls, tiled flooring, ceiling light, extractor and chrome towel radiator.

## Communal Garden

Laid to patio, lawn and pathways with access to the front of the building and parking towards the rear.

## Allocated Parking

Allocated off street parking space located towards the rear of the property.

## Material Information - Whitchurch

Tenure Type; Leasehold

Leasehold Years remaining on lease; 977

Service Charge Amount £100 per month

Council Tax Banding; B

Combination boiler installed two years ago



Road Map



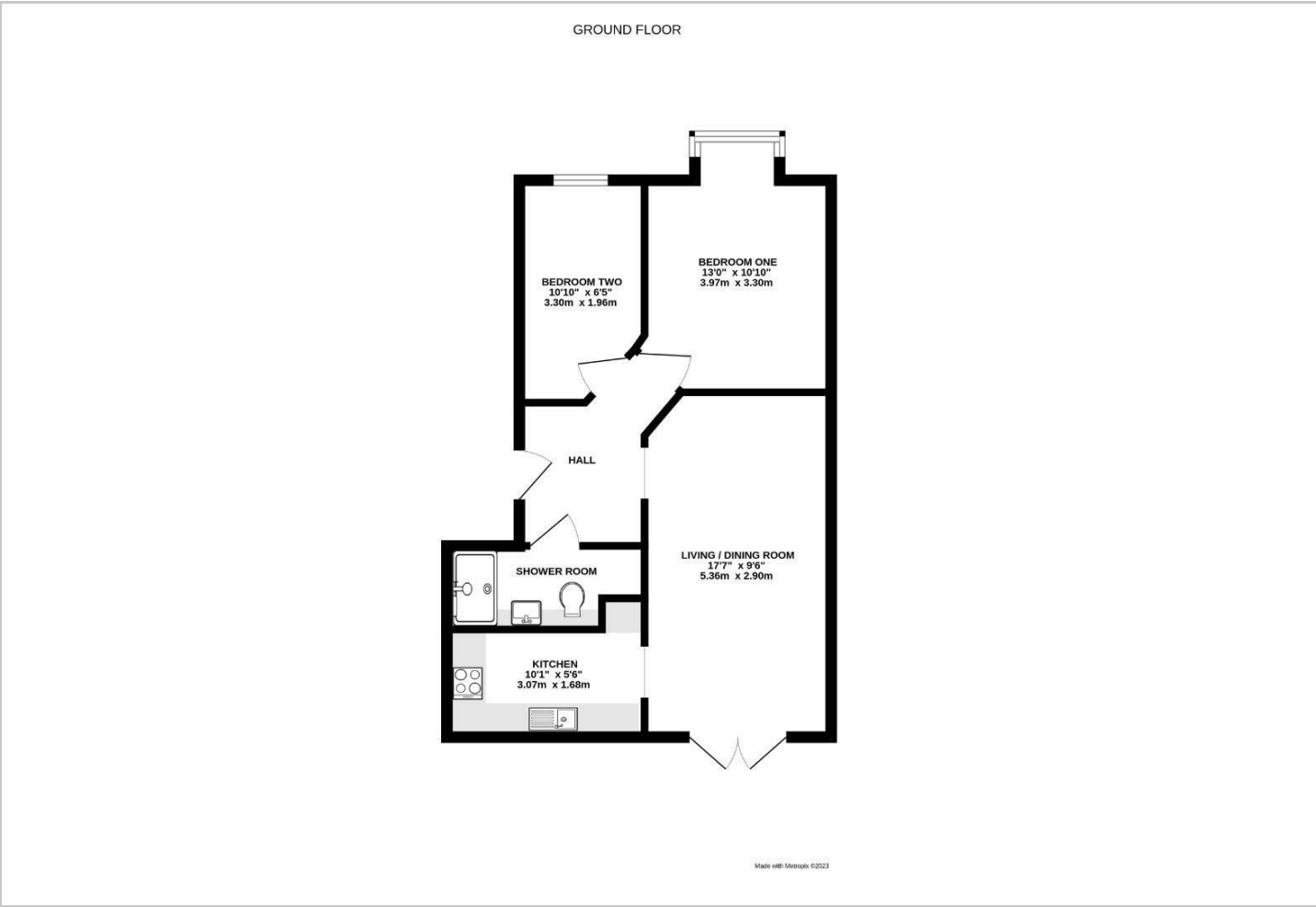
Hybrid Map



Terrain Map



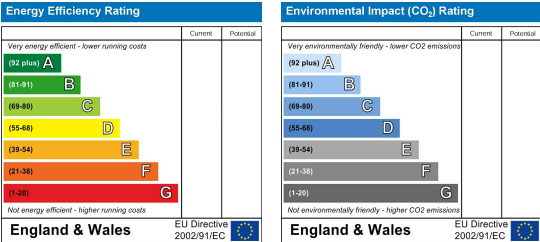
Floor Plan



Viewing

Please contact our Hunters Whitchurch Office on 01275 891444 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.