



## Hill Avenue, , Bristol, BS3 4SN

- First Floor
- Stunning Outlook
- Long Lease
- Open Plan

- Low Running Costs
- Bay Window
- Gas Central Heating
- Four Piece Bathroom

**£265,000**

**HUNTERS®**  
HERE TO GET *you* THERE

# Hill Avenue, , Bristol, BS3 4SN



We are pleased to offer for sale this beautifully presented first floor apartment facing onto Victoria Park. Being offered to the market for the first time in over 20 years its sure to prove perfect for anyone looking for a unique property in this superb location.

Sitting on the top floor of a Victorian conversion you access the flat by an independant staircase, which leads to the landing. There is a large double bedroom complete with recently installed uPVC sash window, whilst the four piece bathroom sits to the rear, there is also a handy utility space. To the front is the large open plan kitchen/ living space, which boasts a stunning view over Victoria Park. The flat also benefits from loft access, which could be converted (subject to the necessary permissions). The property is available to view immediately, so please call us to arrange an internal viewing.



## TENURE

Leasehold

Lease Term - 999 years from 1899

Ground rent - £0

Maintenance Charge - £0

COUNCIL TAX BAND - A

EPC BAND - TBC - A new EPC has been ordered.



# Hill Avenue, , Bristol, BS3 4SN



kitchen/ living room  
17'1" x 11'11"

bedroom  
12'1" x 11'10"

bathroom  
7'5" x 7'0"



### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| 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>                            |                         |           |
| (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 |           |

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.