



## Alpha Road, , Bristol, BS3 1DH

- Charming Georgian Garden Flat
- Bedroom with WC
- Tucked Away Spot
- RPZ Zone
- Share of freehold
- Private Garden
- Superb Location
- Rare To The Market
- Low running costs
- Long lease

**Asking Price £350,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

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Hunters present this superb two bedroom ground floor apartment in this charming Georgian building. Sitting tucked away on Alpha Road the property offers an incredibly rare opportunity to secure a superb apartment in this desirable location.

Internally the ground floor comprises of a double bedroom come reception room, there is a good sized kitchen diner sitting to the rear overlooking the garden, as does the living room. There is a three piece bathroom, and separate WC completing the ground floor accommodation. In the basement, there is another double bedroom, with window and WC. The property boasts a beautiful rear garden, its well stocked with a variety of established trees and shrubs, there is also a raised decked area and small pond.



Alpha Road sits tucked away on the outskirts of Southville, it sits in a resident permit parking zone making it secluded and quiet. As a bonus, our vendor has found a property to buy so its offered with a complete chain.

## TENURE

Leasehold

Tenure - 999 year lease from 1990

Maintenance charge & ground rent -£0



## COUNCIL TAX BAND

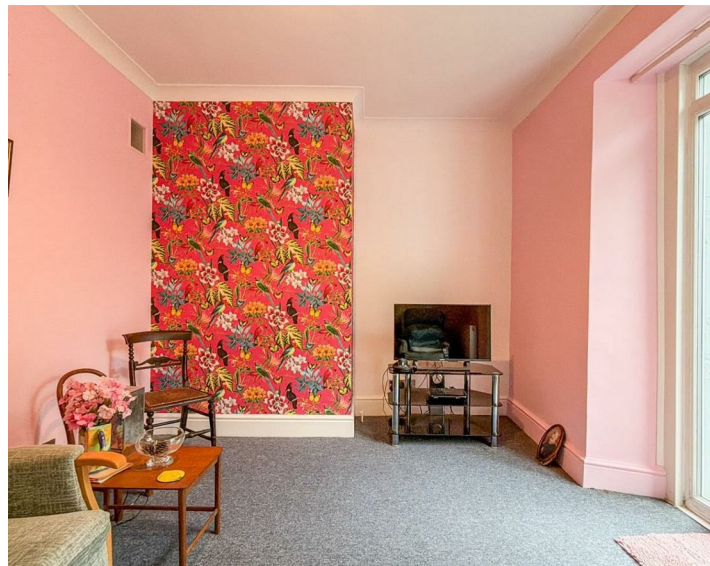
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EPC BAND - D - Please see below for the full EPC report;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0380-2422-1070-2524-5731>



# Alpha Road, , Bristol, BS3 1DH



basement

bedroom one  
13'10" x 11'0"

ground floor

living room  
12'9" x 9'6"

bedroom two/ reception  
13'0" x 11'8"

kitchen  
9'4" x 8'11"

dining area  
8'7" x 5'4"

BASEMENT  
190 sq.ft. (17.7 sq.m.) approx.

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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.



165 East Street, Bedminster, BS3 4EJ  
Tel: 0117 953 5375 Email: [bedminster@hunters.com](mailto:bedminster@hunters.com) <https://www.hunters.com>

