



## Hill Avenue, , Bristol, BS3 4SN

- Superb Location
- Low Running Costs
- Shared Garden
- Three Piece Bathroom
- Modern Kitchen
- Ground Floor
- No Chain
- Opposite Victoria Park
- Large Living Room

£190,000

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

# Hill Avenue, , Bristol, BS3 4SN

## DESCRIPTION

Hunters are pleased to offer to the market this superbly positioned one bedroom ground floor apartment sitting on the corner of Hill Avenue, opposite the pretty Victoria Park.

Accessed by its own entrance you walk in to the hall way, which affords access to all rooms and a handy storage cupboard. The living room sits to the front overlooking Victoria Park, whilst the kitchen sits off to the side overlooking the communal garden & is fitted with a modern suite. The three piece bathroom and double bedroom sit to the rear.

This superb apartment sits in a very popular spot and with low running costs its sure to prove perfect for any first time buyer or investor, its also offered with no onward chain.

### TENURE

Leasehold

999 year lease from 1989 -30% share of freehold, contributions as per below;

Ground rent - £0

Maintenance Charge - £343.98

### COUNCIL TAX BAND

A

EPC BAND - C - Please see below for full EPC link;

<https://find-energy-certificate.service.gov.uk/energy-certificate/2911-1115-5650-0495-4521>

### living room

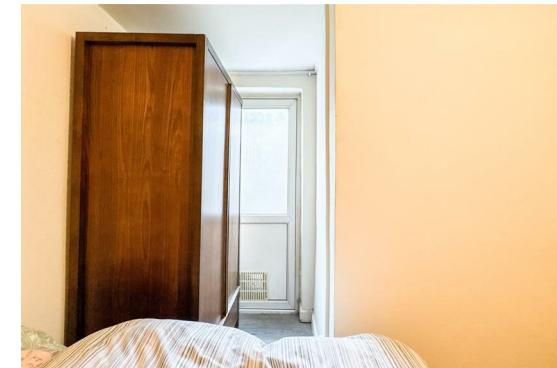
10'11" x 10'7"

### kitchen

9'0" x 7'2"

### bedroom

11'8" x 11'4"





GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 378 sq ft. (35.1 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 fixtures and fittings 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.