



HUNTERS[®]
HERE TO GET *you* THERE

Flat 1 9 Queens Road, Ashley Down, Bristol, BS7 9HZ

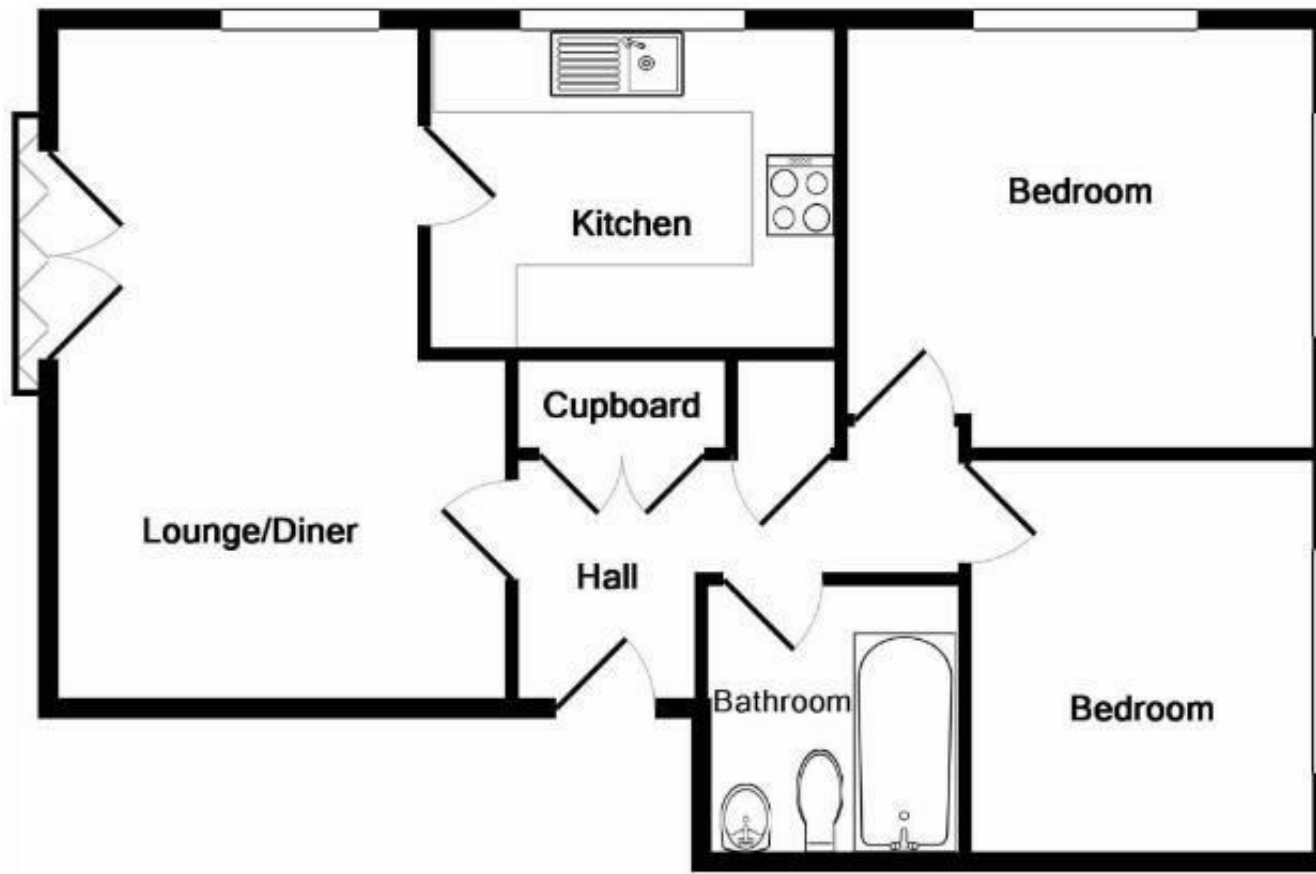
Flat 1 9 Queens Road, Ashley Down, Bristol, BS7 9HZ

£275,000

****PRIME LOCATION WITH PARKING!**** Great transport links in Ashley Down and sitting beside local amenities. This modern apartment makes for an ideal step onto the property ladder as a first purchase or buy to let investment. Being chain free and boasting its own parking space. Two double bedrooms and a bathroom along with a lounge diner opening onto a separate kitchen, as well as French doors to Juliette balcony overlooking gardens. Low bills and low maintenance ground floor flat - Please get in touch to arrange an internal inspection.

- Modern Ground Floor Apartment
- Ideal Investment or First Purchase
- French Doors Overlooking Gardens
- Parking Space with EV charger
- Popular Location
- Low Maintenance & Low Bills
- Two Double Bedrooms
- Ideal Starter Home
- Steps Away from Local Amenities
- CHAIN FREE

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Total Approx. Floor Area 557 Sq.Ft. (51.7 Sq.M.)
 For illustrative purposes only
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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		
	66	71
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

FRONT DOOR

Leading into communal entrance hall with stairs to upper flats and door into

ENTRANCE HALL

Wall mounted electric fuse box, radiator, intercom receiver, space for shoes and coats, doors to

LOUNGE DINER

16'5" x 11'1"
Double glazed French doors to Juliette balcony overlooking gardens, double glazed window side, radiator and doorway into

KITCHEN

9'11" x 8'0"
Wall and base units with work surface over, sink and drainer, fitted oven and hob, tiled splash backs, space for washing machine, dishwasher and stand alone fridge freezer, double glazed window to side.

BEDROOM ONE

11'6" x 10'4"
Double glazed window to side, radiator

BEDROOM TWO

9'8" x 8'6"
Double glazed window to rear, radiator

BATHROOM

6'9" x 6'3"
Fully tiled walls. Three piece white suite comprising wc, wash hand basin, bath with shower over, radiator

PARKING

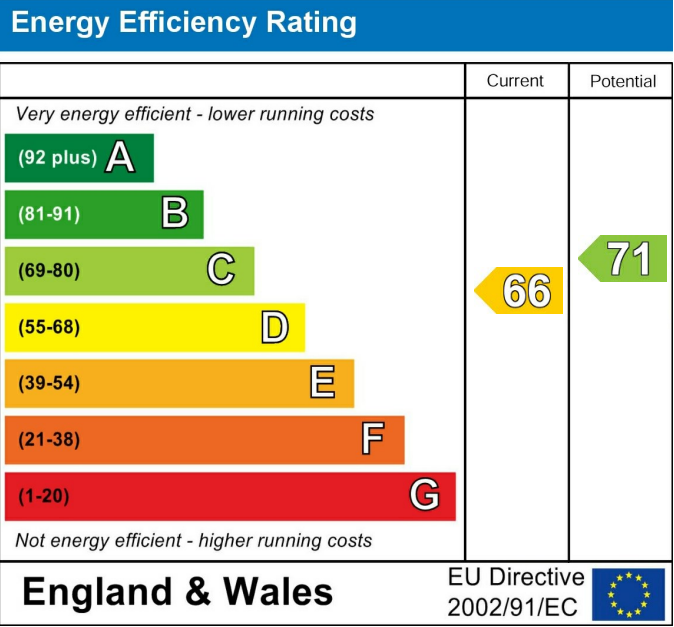
Allocated space to side in residents car park with EV charger

BIKE STORE

Secure communal bike store beside bin store

COMMUNAL GARDENS

lawn area to rear of building by bedroom windows enclosed by hedges



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. 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.









