



HUNTERS[®]
HERE TO GET *you* THERE

1A Walton Street, Easton, Bristol, BS5 0JG

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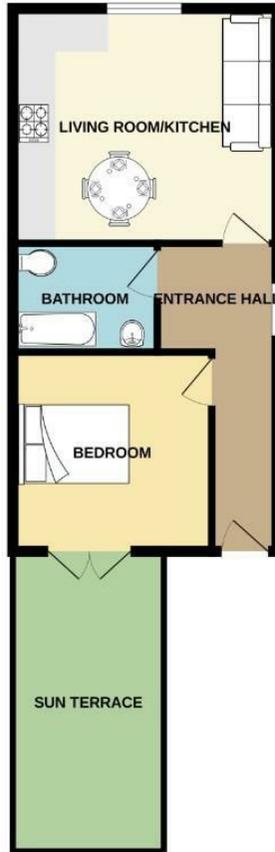
£200,000

****Perfect Step Onto the Property Ladder!**** This lovely apartment has its own garden terrace! The condition inside is just right and ready to move into with open plan kitchen lounge diner, tidy bathroom, double bedroom with French doors to outdoor space, all going off a spacious L shaped hallway from the clean communal entrance hall right beside the front door of the building. The real bonus here is the lack of monthly charges you expect with a flat. The location is spot on! Being right between Stapleton Road and St Marks Road Easton amenities & eateries as well as the cycle path and other great transport links as well as a walk away from Cabot Circus & Old Market. Please make contact to have a look inside - this Chain Free property is ready to go!

- Vibrant Location with Great Transport Links
- Private Garden Terrace
- 38 Square Meters - EPC C
- Double Bedroom with French Doors
- Sash Style Double Glazed Windows
- Open Plan Lounge Diner Kitchen
- No Service Charges!
- No Ground Rent!
- Eateries and Amenities on the Doorstep
- CHAIN FREE!

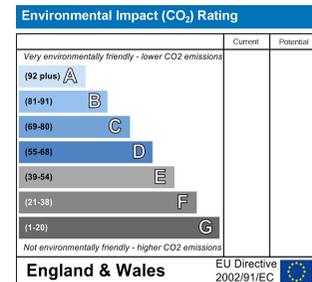
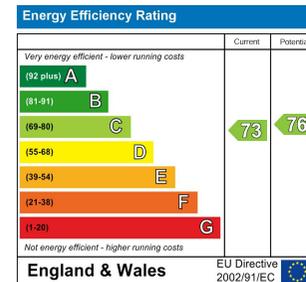
Hunters Easton 72 St Marks Road, Easton, BS5 6JH | 0117 9522 939
easton@hunters.com | www.hunters.com

GROUND FLOOR



1 BED GROUND FLOOR FLAT

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.
Made with Metropix 02/020



Front Door

On Moorhill Street to the side of the building leading into tidy communal entrance hall with tiled flooring, stairs to upper flat, door into

Entrance Hall

Spacious L shaped hallway with space for storage furniture, sash style double glazed window to side with fitted blinds, radiator and doors to...

Bedroom

10'1" x 10'0"

Double bedroom with double glazed French doors to garden terrace, radiator

Bathroom

7'3" x 4'11"

Three piece white suite comprising wc, wash hand basin, bath with shower over, shower screen, tiled splash backs, radiator, extractor fan

Lounge Diner Kitchen

13'7" x 11'11"

Open plan room with ample space for lounge and dining furniture opening onto kitchen with wall and base units, fitted oven and hob with extractor fan over, sink and drainer, tiled splash backs, space for washing machine and fridge, wall mounted Worcester combination boiler for heating, double glazed sash style window to front with fitted blind

Garden Terrace

23'0" x 7'0"

Going off the bedroom, artificial lawn, ideal seating, bike storage and drying area

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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. 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.



