



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

Flat 92 Maytrees Fishponds Road, Eastville, Bristol, BS5 6SD



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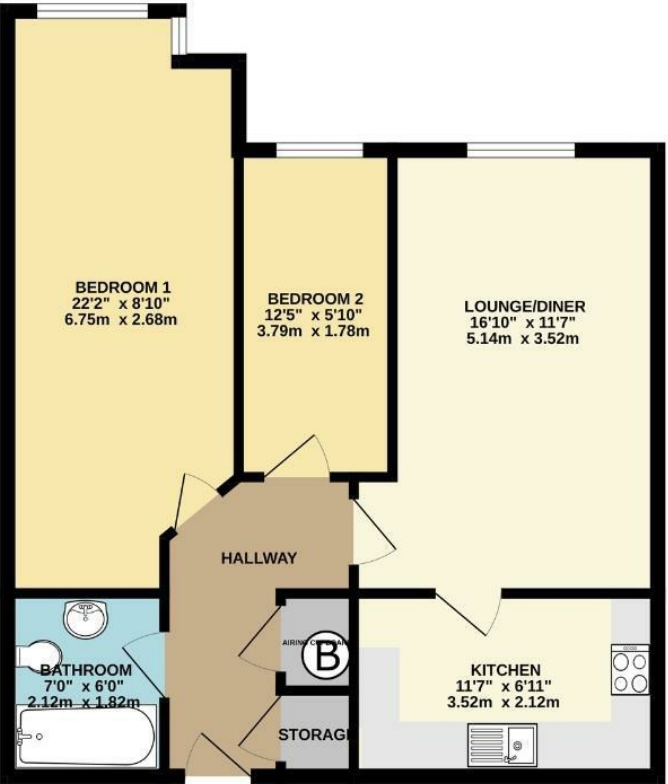
## Offers In Excess Of £175,000

**\*\*LARGE BRIGHT APARTMENT!!\*\*** The bedroom & lounge diner is huge in this apartment with tall windows overlooking the green rear gardens making this a quiet position in the block. A separate spacious kitchen goes off the lounge. The bathroom and storage cupboards go off the entrance hall and there is another bedroom that would be ideal as a home office. There is potential for improvement to add value here and the ability to put your own stamp on the place. Outside offers a locked bike store and the residents car park with gate fob to allocated space. The location is ideal for the retail park and Easton's amenities and transport links. Eastville Park is within walking distance at the top of the hill as well as Greenbank cemetery behind.

- **CHAIN FREE**
- Secure electric gated parking with fob
- Locked Bike Store
- Communal Garden
- Ideal Location By Eastville Park
- Large & Bright Apartment
- South East Facing Windows
- Quiet Back Postion
- Huge Master Bedroom & Lounge
- Separate Kitchen

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THIRD FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



2 BED 3RD FLOOR FLAT

TOTAL FLOOR AREA: 631 sq.ft. (58.6 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.  
Made with Metropix C2025



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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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**FRONT DOOR**

Secure video intercom entry system, swipe access door leading into communal entrance conservatory with swipe access to hall with coded access to stairs leading to third floor with apartment door into

**ENTRANCE HALL**

Electric radiator, intercom receiver, doors to

**STORAGE**

Two built in cupboards, one housing water tank, one with electric meter and shelving

**BATHROOM**

6'0" x 5'1"  
Three piece white suite comprising wc, wash hand basin with work surface and storage beneath, bath with shower over, heater, extractor fan

**BEDROOM ONE**

21'7" x 7'10"  
Huge bright room with tall double glazed window overlooking gardens, electric radiator

**BEDROOM TWO**

12'1" x 5'2"  
Double glazed window to rear, electric radiator

**LOUNGE DINER**

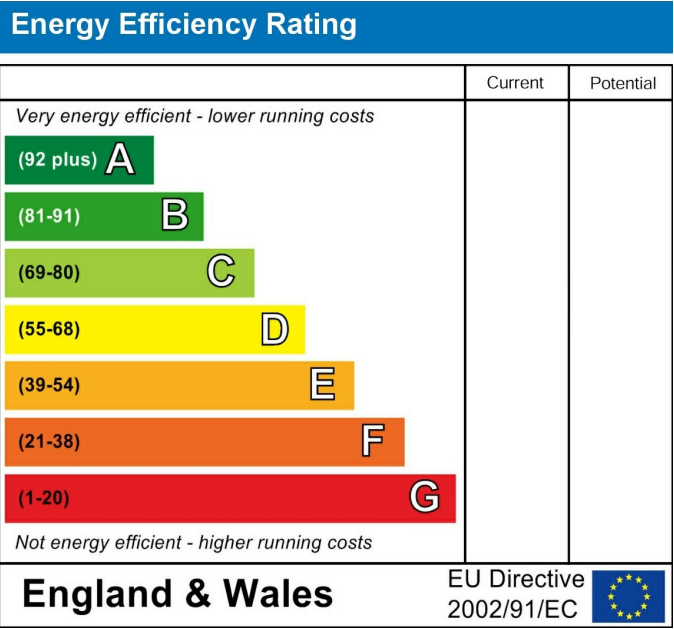
16'4" x 10'10"  
Tall double glazed window to rear, electric radiator, fireplace, ample space for lounge and dining furniture, doorway into

**KITCHEN**

10'10" x 6'5"  
Wall and base units with work surface over, sink and drainer, fitted oven and hob, space for washing machine and fridge freezer, heater, extractor fan

**PARKING**

Allocated bay in residents car park with gate fob, coded locked bike store



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.



















