



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

Flat 2 70 Chelsea Park, Bristol, BS5 6AG

## Flat 2 70 Chelsea Park, Bristol, BS5 6AG

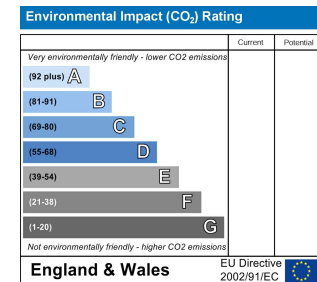
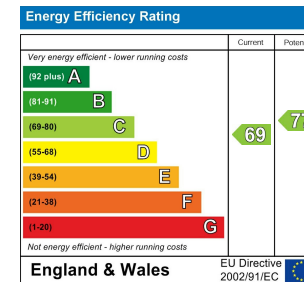
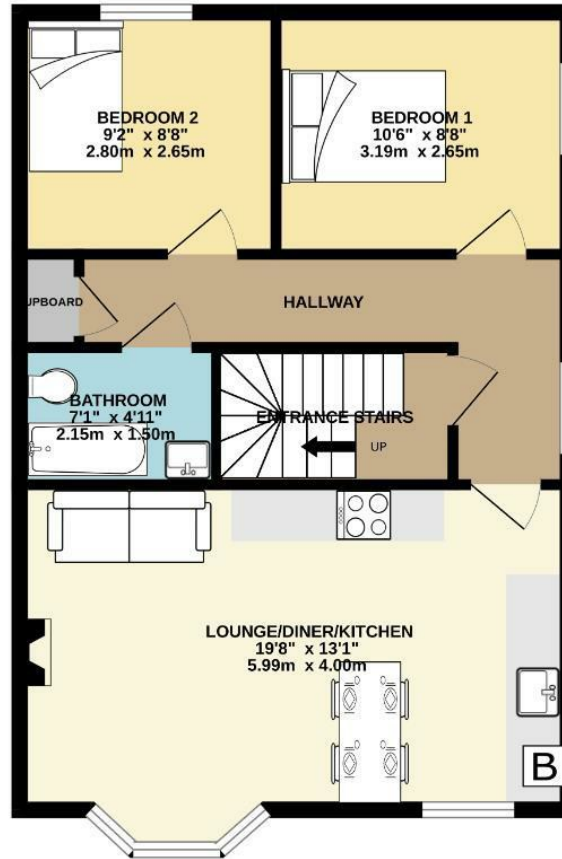
£260,000

**\*\*Chic Immaculate Apartment on Chelsea Park!\*\*** This stunning first floor flat sits in the heart of Easton with a Bistro at one end of the road and the cycle path at the other! Along with all the cool amenities Easton brings. One of three flats in this well managed period building as the owner is Director of the Freehold boasting low service charges. The presentation and condition inside and out really is the wow factor, beautifully finished with a bespoke kitchen streamlined to include integrated appliances. Open plan living provides dining and living area complete with working open fireplace. The L-shaped hallway takes you to two bedrooms, storage cupboard, a bathroom and loft access. Please ask the agent about the potential to extend into the roof. Living costs are low here with double glazing and a combination boiler and lots of bright sunshine flooding in from all rooms. Outside is a handy communal outside space providing secure bike locks, bin store and drying area behind a locked gate. Please get in touch to have a look inside. This is an ideal starter home surrounded by a wonderful community.

- Safe & Secure First Floor Apartment
- Lockable Outdoor Bike Store & Drying Area
- Vendor is Director of Freehold - Low Service Charge
- Cool Contemporary Style Throughout
- Bay Window to Lounge Diner & Open Fireplace
- Open Plan Living with Bespoke Kitchen
- 49 Square Meters EPC C
- Loft Space (potential to convert)
- Ideal Location By Cycle Path & Bistro
- Wonderful Community

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

FIRST FLOOR  
567 sq.ft. (52.7 sq.m.) approx.



### Front Door

Green wood door accessible on King street leading to communal entrance lobby, stairs to first floor with shoe space outside, apartment door opening into

### Entrance Hall

L-shaped hallway with window to side letting in lots of light, shoe and coat space, radiator, loft hatch and doors to...

### Lounge Diner Kitchen

19'3" xx 13'1"

Lovely bright open plan room with cast iron open fireplace, double glazed bay and additional window to front, ample space for lounge and dining furniture. Bespoke kitchen wall and base units with granite work surface over, integrated dishwasher, washing machine, fridge freezer and combination boiler, inset sink with mixer tap over, fitted oven and hob, tiled splash backs

### Bedroom One

10'4" x 8'8"

Double glazed window to side, radiator

### Bedroom Two

9'2" x 8'7"

Double glazed window to rear, radiator

### Bathroom

7'0" x 4'11"

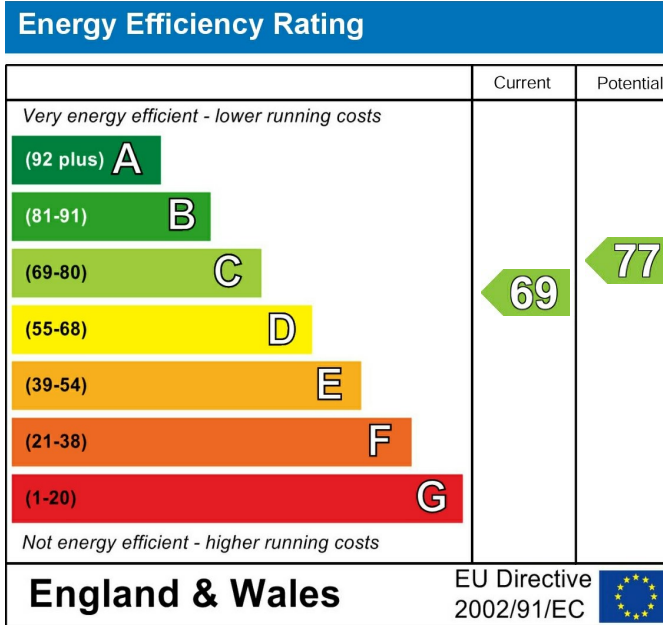
Three piece white suite comprising wc, wash hand basin with vanity storage unit beneath, bath with matt black double head shower fitting over, tiled splash backs, glass shower screen, radiator

### Loft

Currently insulated storage space - potential to extend, planning permission previously passed. Drawings available.

### Outside Store

Code locked outdoor store for 2 of the flats to share, bin store, bike locks, drying space



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.









