



HUNTERS[®]
HERE TO GET *you* THERE

42 Baptist Mills Court, Bristol, BS5 0FJ

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50% Shared Ownership £115,000

****BRAND NEW CONDITION WITH A BALCONY!!**** This huge apartment is in a prime location with Cabot Circus & Central Bristol on the doorstep. Green space outside and a lift inside taking you to this stunning property complete with two generous double bedrooms, bathroom, storage and the real wow factor is the large versatile lounge diner that opens onto a decked balcony and kitchen breakfast room. Please enquire about eligibility for shared ownership and check affordability with a monthly rent/service charge of approximately £188 pcm.

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SECOND FLOOR



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 5/2023

FRONT DOOR

Secure Video Entry Intercom System leading into communal entrance hall in very good condition, stairs and lift to second floor with apartment door opening into

ENTRANCE HALL

Spacious L-shaped hallway with triple glazed window to front, video intercom receiver, radiator and doors to

LOUNGE/DINER

16'0" x 16'0"
Triple glazed window to side and rear, door to balcony, radiator, ample space for lounge and dining furniture, opening into

KITCHEN

11'5" x 6'10"
Wall and base units with work surface over, breakfast bar with space for stools, window to rear, cupboard housing combination boiler for heating, sink and drainer, fitted oven and hob with extractor fan over, tiled splash backs, space for stand alone fridge freezer, washing machine and dishwasher

BALCONY

Decked area with glass balustrade providing enough space for table and chairs and plants

STORAGE

Two large built in cupboards, one housing tank for air filtration system

BEDROOM ONE

16'0" x 8'6"
Double bedroom with triple glazed window to side, radiator

BEDROOM TWO

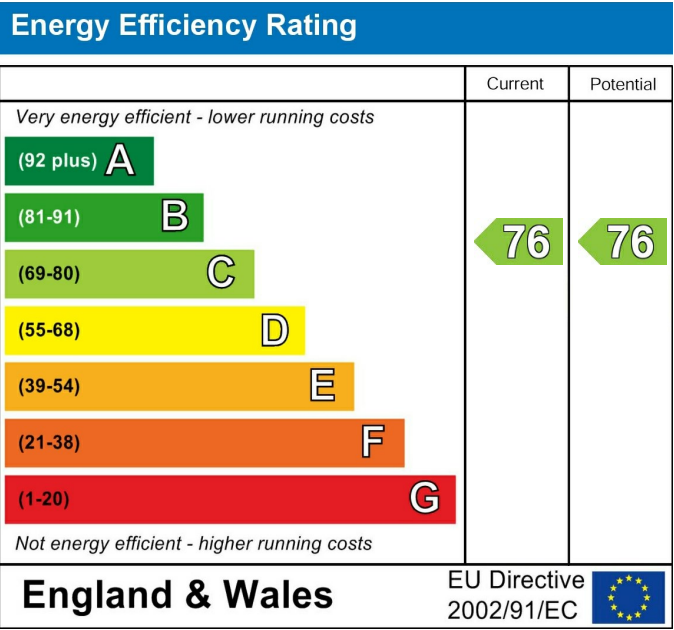
16'0" x 8'6"
Double bedroom, radiator, triple glazed window to side

BATHROOM

8'2" x 5'6"
Three piece white suite comprising wc, wash hand basin, bath with mains shower over, tiled splash backs, towel radiator, extractor fan

OUTSIDE

Residents car park (no allocated space for this apartment) with visitor space, central lawn seating area



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.







