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HERE TO GET *you* THERE

Flat 110 Kings Quarter Apartments, 15 King Square Avenue,
Bristol, BS2 8HP

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Offers In Excess Of £230,000

****LOOK AT THE LOCATION!!**** Sitting on the edge of Central Bristol at the bottom of buzzing Stokes Croft! All the nightlife and restaurants on your doorstep along with train, coach stations and University! Low cost living with green space near by. Internally the building is safe, secure, quiet and modern. The apartment boasts large living space with Juliette balcony, double bedroom, bathroom and utility cupboard. Please call to arrange a viewing and see it's potential. If you're an investor, the loyal long standing tenant is happy to stay. Please call for more information and to arrange a viewing.

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FIRST FLOOR



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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.
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FRONT DOOR

New secure entry intercom system leading into large entrance lobby with post boxes, lift and stairs to all floors, first floor apartment door into

ENTRANCE HALL

Tiled flooring, hooks for coats and space for shoes, doors into

BATHROOM

7'10" x 6'2"
Three piece white suite comprising bath with shower over, wc, wash hand basin, part tiled, wall mounted large mirror, towel radiator

UTILITY

6'2" x 2'11"
Large laundry storage with plumbing and power for washing machine, electric fuse box

BEDROOM

11'5" x 9'10"
Double bedroom with electric radiator, double glazed window to rear

LOUNGE/DINER

23'11" x 10'2" incorporating kitchen
Double glazed French doors with Juliette balcony to rear, engineered oak flooring, electric radiator, opening into

KITCHEN

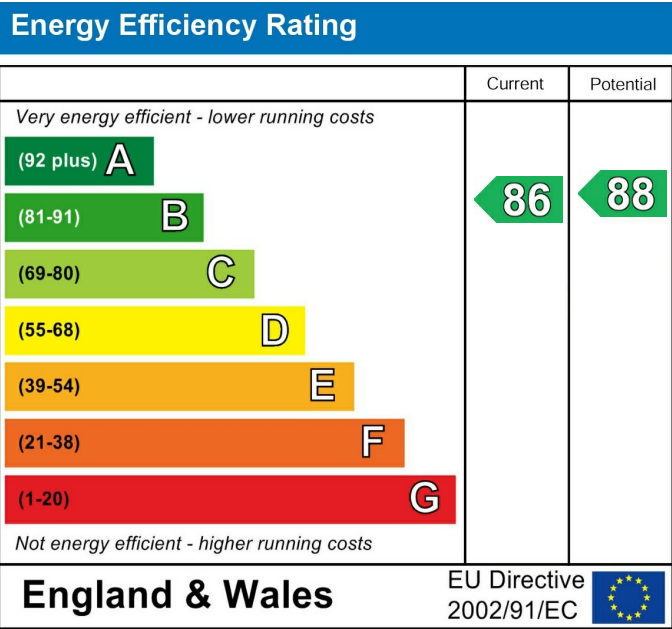
Wall and base units with lighting, work surface and up stands over, fitted oven and hob with stainless steel splash back and extractor fan over, sink and drainer, integrated fridge freezer, vinyl flooring

OUTSIDE

Car park for residents (no allocated parking space with this flat), bike and bin store

At the top of the road is a green space with seating, at the bottom of the road is immediate access to all of

Stokes Croft eateries including the popular Caribbean Croft.



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.

