



## Braggs Lane

Bristol, BS2 0FS

£225,000



- Ideal Location Behind Old Market
- Green Space with Basketball Court
- Between Two Train Stations
- Lift & Bike Store
- Bedroom with Juliette Balcony

- Tucked Away Communal Gardens
- Gym & Cabot Circus Nearby
- Very Good Condition
- Lounge Diner with Juliette Balcony
- Central Bristol a Short Walk Away

# Braggs Lane

Bristol, BS2 0FS

£225,000



**\*\*SPACIOUS TOP-FLOOR FLAT WITH ROOFTOP VIEWS IN A PRIME CENTRAL BRISTOL LOCATION!!\*\*.**

Large, one bed apartment on the top floor of this popular development, with tree-lined roof-top views, in a prime Old Market location, in walking distance of Cabot Circus, central Bristol shopping and bars, and Temple Meads train station! The large (21' 8") lounge/diner/kitchen has a Juliet balcony looking out to the East over rooftops. The kitchen area is fitted and has a built-in dishwasher. The generous sized double bedroom has its own Juliette balcony. The good sized, well fitted bathroom has a bath and shower. The flat has a generous sized hallway, off which is a handy utility store, housing the heat-exchange unit and washing machine. As a relatively new flat, the condition, inside and out, is excellent and it has a high thermal efficiency (heating bills are minimal). The building has a lift, a nice garden/courtyard area and allocated secure cycle storage. Old Market is a sought-after part of the city due, not only to its closeness to the centre and to Temple Meads, but also to its mix of old and new buildings and its buzzing bars and restaurants, including the nearby assembly rooms, two busy pubs and The Trinity Centre. Road access is also easy, with a neat cut-through direct to Old Market from the bottom end of the M32, before Cabot Circus.

## FRONT DOOR

Communal entrance door with secure entry intercom and CCTV leading to locked postboxes for all apartments, lift and stairs to fourth floor

## ENTRANCE HALL

Apartment door leading into hallway with hooks for coats and space for shoes, heater and doors to

## LOUNGE DINER KITCHEN

22'6" x 11'8" (6.87 x 3.58)

Double glazed sliding door with glass screen to front with rooftop tree lined views, wood effect laminate flooring in lounge diner, two heaters, opening into

## KITCHEN

Grey gloss wall and base units with work surface over and up stands, fitted oven and hob with extractor fan over and splash back. Sink and drainer, integrated dishwasher, space for stand alone fridge freezer

## BEDROOM

13'9" x 10'5" max into alcove (4.21 x 3.19 max into alcove)

Double glazed sliding doors with glass screen to Juliette balcony to front, heater, carpet, alcove for wardrobes

## BATHROOM

7'6" x 6'2" (2.30 x 1.90)

Three piece white suite comprising wc, wash hand basin, bath with shower over and glass screen, part tiled walls, tiled flooring, wall mounted mirror, towel radiator

## UTILITY STORE

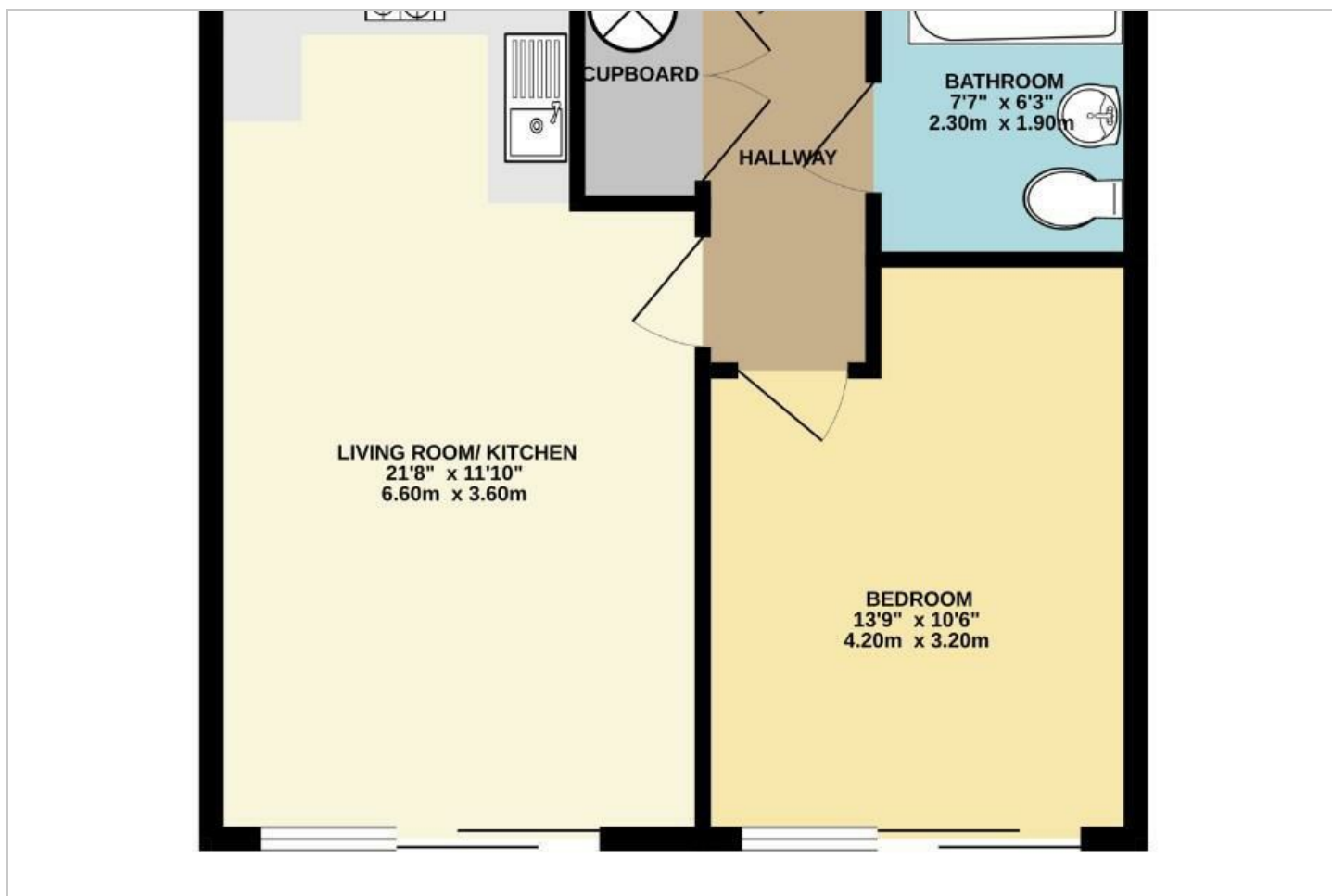
Double doors to storage cupboard housing water tank, fuse box, space and plumbing for washing machine

## OUTSIDE

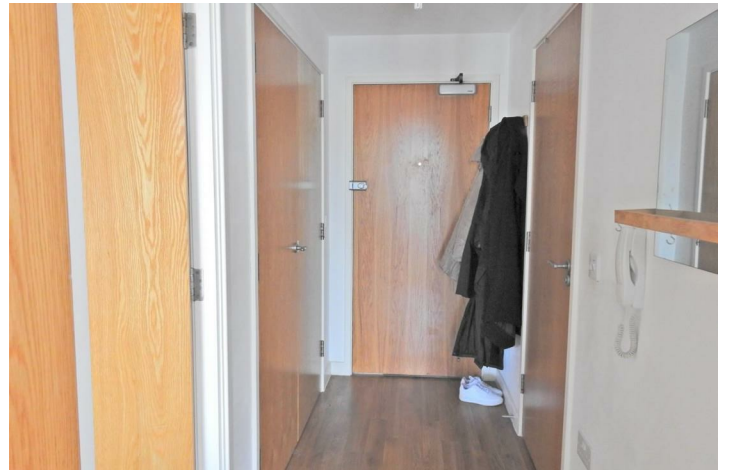
Coded gate access to bin and bike store and communal gardens with lawn, plants and patio seating area



## Floorplan



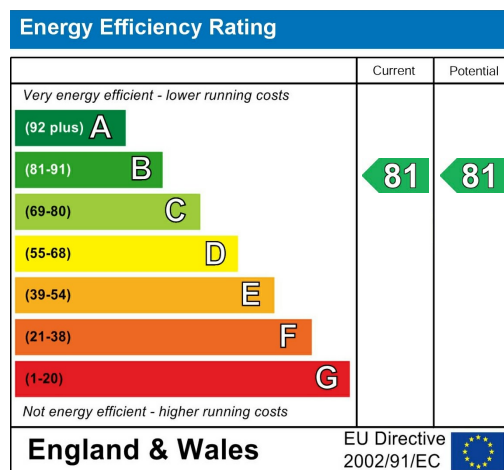








## Energy Efficiency Graph

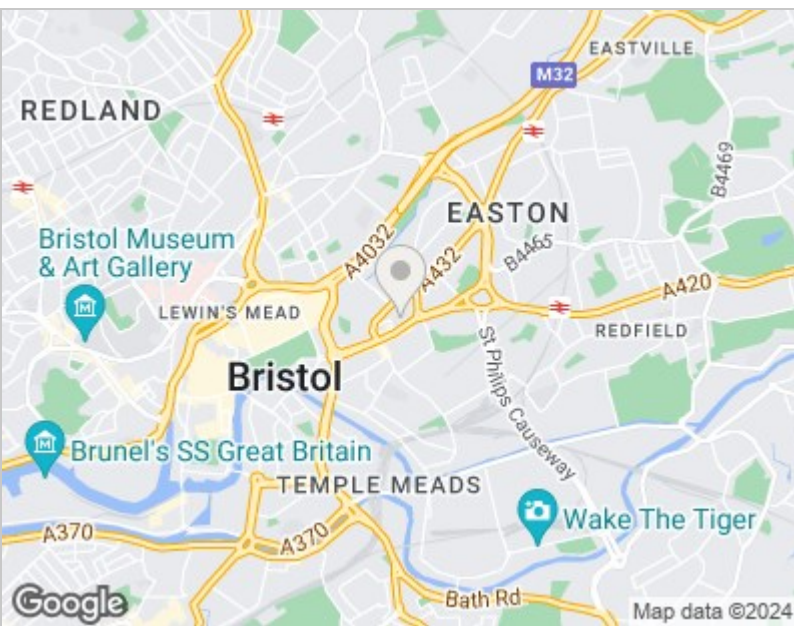


## Viewing

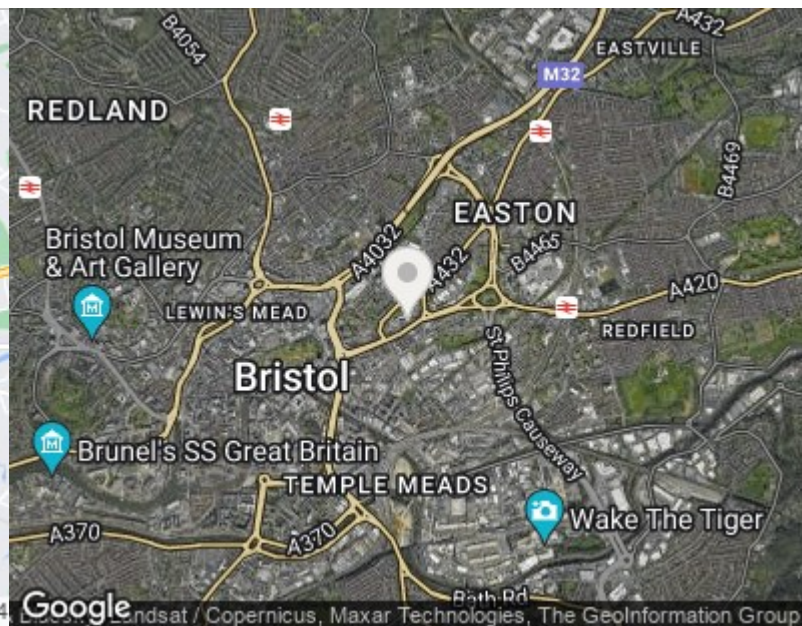
Please contact our Hunters Easton Office on 0117 9522 939 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

72 St Marks Road, Easton, BS5 6JH  
Tel: 0117 9522 939 Email: [easton@hunters.com](mailto:easton@hunters.com)  
<https://www.hunters.com>

