



- Three bedroom first floor flat
- Popular location close to St George' park
- Large entrance lobby and central first floor landing
- Converted attic space
- Generously sized kitchen / diner
- Ideal first time purchase or buy to let

Nestled in the vibrant neighbourhood of St George in Bristol, this inviting three-bedroom first floor flat offers a comfortable and contemporary living experience. The property effortlessly combines modern amenities with classic charm, creating a warm and welcoming atmosphere.

With the additional benefit of a converted loft room, this large flat boasts a spacious living room that bathes in natural light, creating an airy ambiance. The separate kitchen provides modern units and is large enough to accommodate dining space for 4, there is ample counter space for culinary enthusiasts.

The three bedrooms are generously sized, providing residents with cozy retreats for rest and relaxation. Enter through the shared front door where you will find the secure entrance to the flat, with a large lobby offering lots of space for coats, shoes and a bike or two. The staircase winds up to the first floor and entrance to the Flat B.

Located in St George, residents have access to an array of local amenities, including charming cafes, shops, and parks. The community's friendly atmosphere and proximity to the city centre make it an ideal setting for both families and professionals. With excellent transport links, the property seamlessly blends suburban tranquillity with urban convenience, making it a delightful residence in the heart of Bristol.

In summary this first floor flat would make an ideal first time purchase or buy to let investment. The large entrance hallway, three bedrooms and converted attic make this c70 sqm home a generous and attractive purchase.



TOTAL FLOOR AREA: 965 sq ft. (89.6 sq.m.) approx.
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