



- Modern style apartment in convenient location
- Two bedrooms and two bathrooms
- Secure allocated parking

- Short walk from independent shops & cafes
- Open plan living space
- Bike storage & lift

Parks Estate Agents are pleased to offer to the market this 3rd floor apartment in Wilder House, a modern purpose-built development situated in a highly convenient location, surrounded by a wealth of nearby amenities, with Stokes Croft, Gloucester Road and Cabot Circus just a short walk away. Only five years old the building upholds an excellent standard and attention to detail with the interior specifications.

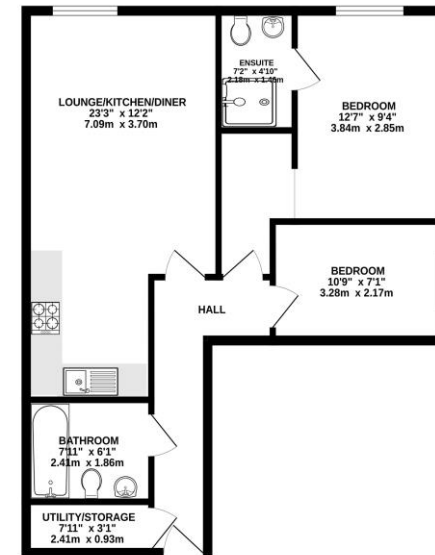
Located on the 3rd floor the property benefits from bright and airy rooms.

Accommodation comprises of a large entrance hallway which leads through to the well-appointed living room and kitchen. The kitchen has been elegantly designed with contemporary colour themes and under cabinet downward spotlights, it also benefits from integrated appliances such as oven, induction hob, dishwasher, and fridge/freezer. The opposite side of the room hosts space for a flexible living layout.

In addition there are two bedrooms, the master en-suite room is generously proportioned in size whilst including space to add built in wardrobes or a desk. The en-suite consists of a large walk-in shower. Adjacent is the second bedroom which can fit a double bed or provide an excellent home office/study. Lastly, the family bathroom is beautifully presented with a stylish 3-piece suite and attractive tiles.

Further benefits include a large storage cupboard, secure bike storage and allocated parking for one car behind private gates.

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA: 663 sq.ft. (61.6 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used in conjunction with any prospectus pack. The services, systems and appliances shown have not been tested and no guarantee can be given for their availability or efficiency. See page 10.

Please note:

1. The photographs may have been taken using a wide angle lens.
2. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no warranty can be given that these are in working order. Whilst we believe these particulars to be correct we would be pleased to check any information of particular interest to you.
3. We endeavour to make our sales details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property, and we have no authority to do so on behalf of the seller.
4. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property is still available. This is particularly important if you are contemplating travelling some distance to view the property.
5. Any floor plans provided are not drawn to scale and are produced as an indicative rough guide only to help illustrate and identify the general layout of the property.
6. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations, listed buildings or other consents have been obtained. These matters must be verified by any intending buyer.