



- Hall Floor Flat
- One Double Bedroom
- Seperate Kitchen

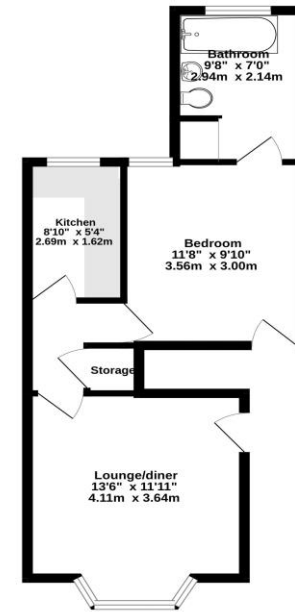
- Large Bathroom
- Living Space With Bay Window
- Easy Access To Bristol City Centre

Parks Estate Agents are delighted to offer for sale this One Bedroom Hall Floor Flat located within a Victorian Conversion. Situated in a popular location this property offers easy access to St Georges Park, Church Road and Bus routes into Bristol City Centre.

This lovely accommodation comprises of a spacious front living room with large bay window, separate kitchen, double bedroom with window to rear aspect, and three piece bathroom with shower over bath.

This property further benefits from double glazing, gas central heating and is sold with no onward chain. A perfect opportunity for a first time buyer to put their own mark on a property, or for an investment.

Ground Floor  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA - 413 sq ft. (38.3 sq.m.) approx.  
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 is given.  
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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.