



High Point House, Lodge Road, Bristol, BS15 1TB

Fantastic Condition Throughout | Spacious & Bright | South Facing | Patio Doors

Lovely Communal Gardens | Underground Secure Parking | New Cream Gloss Kitchen | Integrated Appliances

Offers In Excess Of: £155,000

HUNTERS[®]
HERE TO GET *you* THERE

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****FANTASTIC CONDITION!!**** With a high quality new kitchen and bathroom, this apartment is a must see! Being in a south facing position makes its bright and airy. The patio doors overlook the well kept communal gardens. The lounge diner is huge at over 19' long. There are two storage cupboards and a stunning shower room along with the newly fitted cream gloss kitchen with integrated appliances. There is allocated parking under ground with a key coded electric access gate. All this sitting at the back of a very nice quiet development between Kingswood & Fishponds right beside bus stops and local shops. Everything in and outside is so well presented and maintained including the communal areas, please call to arrange a visit.

FRONT DOOR

With secure entry intercom system leading into communal entrance hall, stairs to first floor, door into

ENTRANCE HALL

Tiled flooring, heater, intercom receiver. doors to



STORAGE

Two storage cupboards with shelving, one housing electric fuse box and one housing water tank

SHOWER ROOM

1.90m (6' 3") x 1.88m (6' 2")

Part tiled with high quality gloss tiles to floor and walls, large shower cubicle with sliding door, double shower head including large rainwater head. Large wash hand basin with vanity unit beneath, wc, wall mounted heater, extractor fan



BEDROOM

3.61m (11' 10") x 2.62m (8' 7")

Double glazed window to front, heater, wardrobes (not fitted - but can be left for buyer if required)



LOUNGE/DINER

5.87m (19' 3") x 3.51m (11' 6")

Large bright south facing room with double glazed patio doors with side windows opening onto a Juliette balcony that over looks green communal gardens, tv and phone point, heater, ample space for living and dining furniture, archway opening into



KITCHEN

2.46m (8' 1") x 2.06m (6' 9")

New Wren kitchen with cream gloss wall and base units with grey work surfaces over, built in hob with digital multi-colour light up extractor fan over, built in AEG self clean oven and microwave, integrated fridge freezer and washing machine, sink with mixer tap over, tiled splash backs



GARDENS

Communal gardens with lawn, hedges and seating (very well kept), steps down to

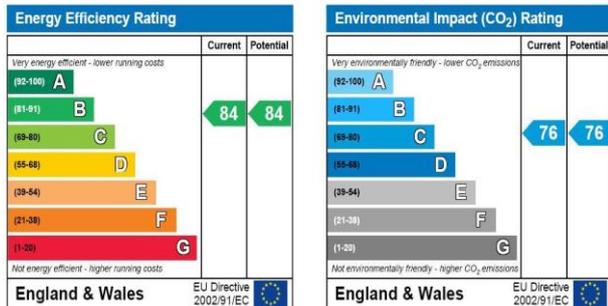


PARKING

Underground secure parking space in residents car park along visitors spaces, post boxes, electric key coded entry gate



ENERGY PERFORMANCE RATING



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

OPENING HOURS

Monday - Friday: 9.30am - 5.30pm

Saturday: 9.30am - 4pm

Sunday: Closed

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.

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