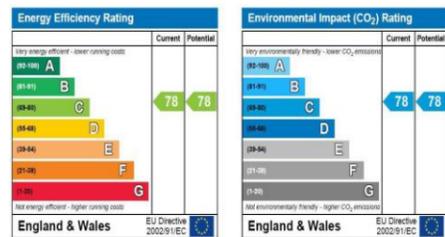


TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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 as to their operability or efficiency can be given.
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Energy Performance Certificate

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.



Kensington Park Road, Bristol, BS4 3HU

Newly Renovated | Two Bedrooms | Under Floor Heating | LED Lighting Throughout
 PVCu Double Glazed Throughout | Large Kitchen/Living Room | |

Guide Price: £215,000

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DISCLAIMER
 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



Kensington Park Road, Bristol, BS4 3HU

Hunters BS4 are thrilled to offer to the sales market this stunning, two bedroom flat on Kensington Park Road. This property has just been renovated and benefits greatly from its light and airy feel throughout. Newly installed Magnet kitchen with built in fridge/freezer, electric induction hob with over head extraction and low level oven. Four piece bathroom suite, two double bedrooms, lobby entrance and bin/bike store. Further benefits include under floor heating throughout and a new gas combination boiler. This property comes with no onward chain so call now to secure an internal viewing!

KITCHEN/LIVING ROOM

6.7m (22' 0") x 4m (13' 1")

Magnet kitchen with built in fridge/freezer, stainless steel sink with drainer, induction hob with low level cooker, Eye and floor level units with worktop over, laminate flooring, PVCu double glazed door and windows

BATHROOM

3.2m (10' 6") x 1.7m (5' 7")

Four piece bathroom suite with free standing bath, separate shower with rainfall shower head, low level WC, vanity sink, tiled flooring



BEDROOM

3.5m (11' 6") x 2.8m (9' 2")

PVCu double glazed window, laminate flooring

LOBBY

3.58m (11' 9") x 3m (9' 10")

Large entrance lobby, leading to master bedroom, door to bin/bike store, laminate flooring



BIN/BIKE STORE

PVCu door to outside, plumbing for washing machine, space for bins and bike

MASTER BEDROOM

4.39m (14' 5") x 3.00m (9' 10")

Laminate flooring, PVCu double glazed window



LEASE

Lease term left - circa 999 years
Management/Ground Rent - TBC

OPENING HOURS

Monday - Friday: 9am - 5.30pm
Saturday: 9am - 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.

