

2 bedroom flat in St George (159,995 GBP)



Location **South West, Avon**
<https://www.freeadsz.co.uk/x-248939-z>

2 Bedroom Apartment To Let: This gorgeous apartment is available for sale for the first time since new, having been lovingly cared for by the current owners. The property offers spacious and well presented accommodation throughout and benefits from secure, allocated parking beneath. This lovely apartment is nestled between the prestigious St George's park and the A420 and is just a short stroll from the amenities of Church Road. If access into the City centre is on your tick list, you'll be pleased to know that regular buses run from Bristol to Bath and the cycle path is just a few minutes away if you prefer just the two wheels! The flat itself offers two good sized bedrooms, a spacious living/dining area and a modern kitchen and bathroom. It also benefits from Gas central heating and double glazing throughout. Please call us on 0117 9540033 to arrange your viewing. Access, via communal entrance leading into, Entrance hall, communal hall with stairs leading to first floor. Door to rear leading to secure parking and bin storage. **FIRST FLOOR:** Access, Door leading into, Entrance hall, Doors to all rooms. Storage cupboard with shelving. Secure entrance system. Radiator. Smoke & fire alarms. Fuse box. Power points. Wood effect flooring. Door to, Lounge/diner, w: 4.12m x l: 3.99m, uPVC double glazed doors to rear aspect. Radiator x 2. Wall lights. Coving. T.V & phone points. BT connection. Archway leading to, Kitchen, w: 2.81m x l: 2.13m, Modern range of wall and base units with roll edge laminate work surfaces over. Stainless steel sink and drainer unit. Integrated lactic oven with four ring hob and electric extractor fan over. Integrated washing machine. Space for fridge/freezer. Splash back tiles and tiled floor. Power points. Bedroom 1, w: 2.2m x l: 5.26m, uPVC double glazed window to rear. Cupboard homing wall mounted combination boiler. Radiator. Coving. Power points. Bedroom 2, w: 2.98m x l: 3.9m, uPVC double glazed window to front aspect. Radiator. T.V, phone & power points. Walls lights. Power points.

Bathroom, w: 1.47m x l: 2.62m. Three piece modern white suite comprising: Panelled bath with mixer tap, shower, toilet and glass shower screen. Low level WC. Pedestal wash and basin. Partly tiled floor and tiled walls. Radiator. Downlighter. Extractor fan. Power points. Coated panels. Storage beneath.

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