

103A, CITY ROAD, BRISTOL, BS2 8UL

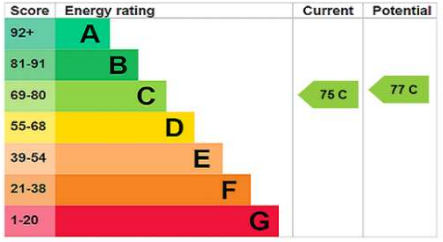
Asking Price £230,000

OFFERED WITH NO ONWARD CHAIN, THIS RECENTLY REFURBISHED LOWER GROUND FLOOR APARTMENT PROVIDES STYLISH AND PRACTICAL ACCOMMODATION IN AN EXCEPTIONALLY CONVENIENT CITY-CENTRE LOCATION. THE PROPERTY BENEFITS FROM ITS OWN PRIVATE FRONT DOOR, A PRIVATE REAR COURTYARD AND ADDITIONAL ACCESS TO A COMMUNAL GARDEN, PROVIDING AN APPEALING COMBINATION OF INDEPENDENT ACCESS AND OUTDOOR SPACE. WITH THE CITY CENTRE CLOSE AT HAND AND EXCELLENT TRANSPORT CONNECTIONS INCLUDING BUS SERVICES, BRISTOL TEMPLE MEADS RAILWAY STATION AND EASY ACCESS TO THE MOTORWAY NETWORK, THIS IS AN IDEAL PROPERTY FOR THOSE LOOKING TO ENJOY A CONVENIENT CITY LIFESTYLE.

The apartment is entered directly through its own front door, leading into the welcoming entrance hall. The hall provides access to the accommodation and incorporates a useful storage cupboard, offering valuable space for coats, household items and general storage.

The lounge is positioned towards the front of the apartment and provides a comfortable and inviting principal living space. The room has been recently refurbished with neatly plastered walls and recessed lighting, creating a clean, contemporary finish. The same attention to detail continues throughout the apartment, giving the property a cohesive and modern feel.

To the rear is the well-proportioned bedroom, which enjoys a pleasant outlook over the private courtyard. The room provides a comfortable and peaceful space, with ample room for bedroom furniture and the benefit of being positioned away from the main living area.



EPC rating – C
Tenure – Leasehold – Service charge – £127.00 per month
Council tax band - A

The shower room has also been thoughtfully refurbished and is finished in a contemporary style. A generous oversized shower cubicle forms the centrepiece, complemented by a WC and wash hand basin, whilst large-format wall tiling provides a smart and easy-to-maintain finish.

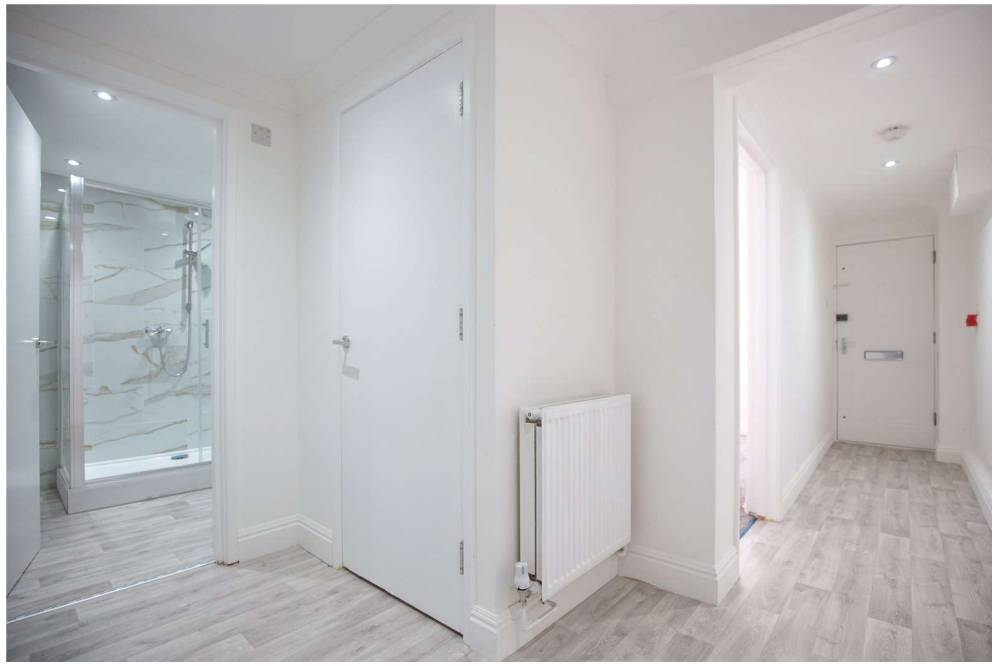
The kitchen is another particular highlight, fitted with contemporary high-gloss units which provide a clean and modern appearance. Integrated appliances include an oven, hob and extractor and dishwasher, creating a practical cooking environment whilst maintaining the streamlined appearance of the room. A particularly useful feature is the direct access from the kitchen into the rear courtyard, allowing the outdoor space to become a natural extension of the kitchen and providing an excellent arrangement for everyday use and entertaining.

The private courtyard has been finished with ease of maintenance in mind, providing a practical outdoor area with plenty of scope for seating, potted planting or enjoying a morning coffee.





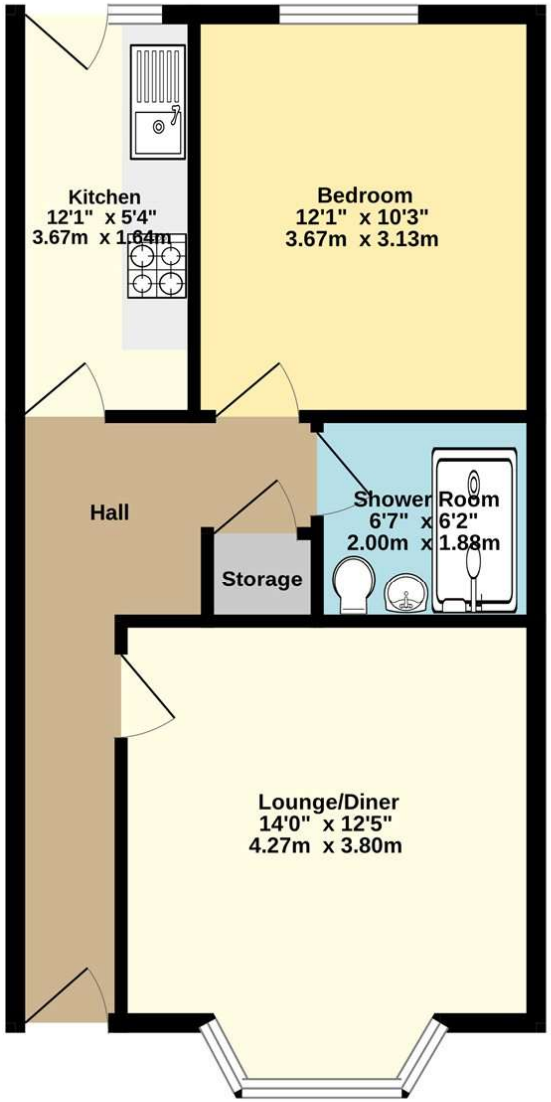








Ground Floor
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 485 sq.ft. (45.0 sq.m.) approx.

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