



Connells

Fountain Mill Hudds Vale Road
Bristol



Property Description

Situated within the Fountain Mill development on Hudds Vale Road is this two-bedroom ground-floor apartment,

conveniently positioned for St George Park, Church Road and the amenities of St George and Redfield.

The accommodation is arranged across one level and is approached via an entrance hallway providing access to

two bedrooms, the bathroom and main living accommodation. The lounge/dining room provides space for both

seating and dining furniture and leads through to a separate fitted kitchen. The kitchen offers a range of wall and

base units, integrated cooking facilities and space for appliances.

There are two bedrooms, including a generously proportioned principal bedroom, together with a bathroom fitted

with a three-piece suite.

Externally, the apartment benefits from allocated off-road parking. Fountain Mill is particularly well placed for

access to St George Park, while the shops, cafés, restaurants and other amenities available along Church Road

are also within convenient reach. Transport links provide access towards Bristol City Centre and surrounding

areas.

The property further benefits from a substantial remaining lease of approximately 979 years and an EPC rating of

C.

Entrance Hall

14' 10" x 11' 7" (4.52m x 3.53m)

Entrance door opening into the hallway with doors providing access to both bedrooms, bathroom and lounge/dining room.

Lounge/Dining Room

14' 10" x 11' 7" (4.52m x 3.53m)

Window to the external elevation, spacious living and dining area with wood-effect flooring, access through to the kitchen and radiator.

Kitchen

9' 7" x 5' 9" (2.92m x 1.75m)

Fitted kitchen comprising a range of wall and base units with work surfaces over, inset sink and drainer, tiled

splashbacks, integrated oven with gas hob and extractor hood over, space and plumbing for washing machine,

wood-effect flooring and radiator.

Bedroom One

14' 4" x 8' 3" (4.37m x 2.51m)

Window to the external elevation, space for bedroom furniture and radiator.

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m)

Window to the external elevation, space for bedroom furniture and radiator.

Bathroom

6' 7" x 5' 4" (2.01m x 1.63m)

Three-piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC, partially tiled walls and radiator.

Allocated Parking

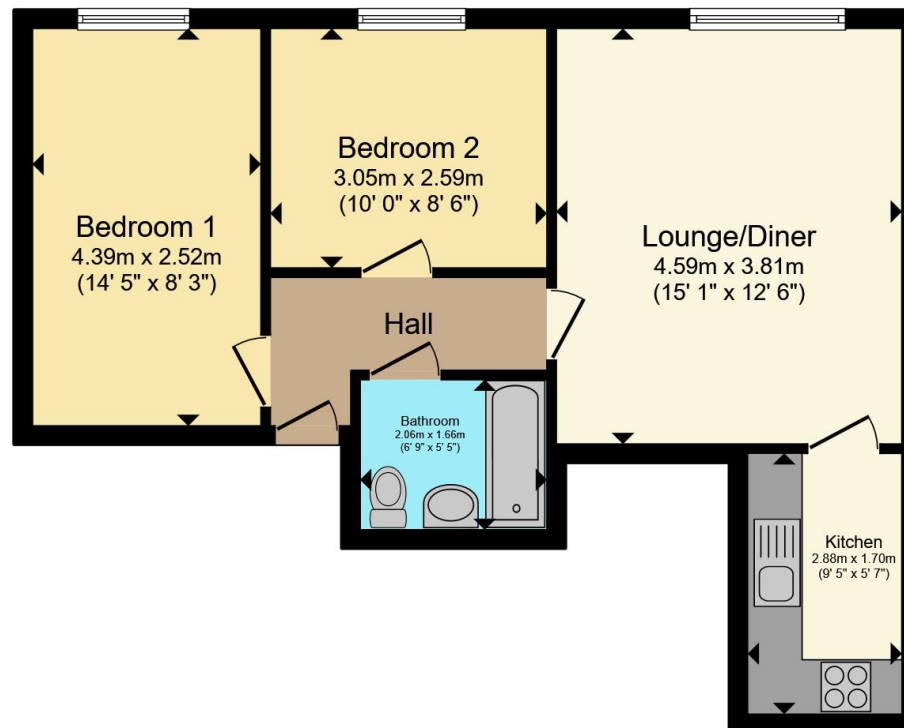
The property benefits from an allocated off-road parking space within the development.

Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.







Total floor area 50.3 m² (541 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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1 Regent Street Kingswood
BRISTOL BS15 8JX

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/KWD311721

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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