



**SARAH CLARK**  
PROPERTY CONSULTANTS

FFF, 30 |  
STATION ROAD, BRISTOL, BS11 9TX

This spacious apartment is set in a beautiful period building located on Station road. Deceptively spacious, the flat suits all types of buyers - from those looking for their first home to those looking to downsize to a convenient location with all the amenities nearby. The property would also appeal to investors.

The property is a short, level walk from the High Street with its shops, cafes and health centre. The public transport links are all easily accessible. There are local buses on the High Street and close by Shirehampton train station feeds directly into Temple Meads via Clifton Down. The Portway Park & Ride has buses that go direct to the city centre and the motorway network is nearby.

Walking into the lounge you will be taken with the large bay windows which flood the room with natural light.

A very nice feature is the window seat to while away the time relaxing with a cuppa and your favourite book or maybe enjoying a glass of wine in the sunlight.

The kitchen has good storage, an electric oven and hob and fully integrated appliances including washing machine and fridge freezer. There is also a good range of wall and base units for storage.

Both the bedrooms are good sized double rooms with pretty views over the rooftops to the countryside beyond.

If you are looking for something unique in a popular and sought after village location, this flat is perfect

Key points  
Council Tax: A  
EPC: D  
985 years left on the lease  
£420p/a service charge

## Features

- No Chain
- Two Double Bedrooms
- Large Kitchen Diner
- Excellent Location





### Kitchen / Diner

23'9" x 14'11" (7.26 x 4.56)

A welcoming kitchen diner with a large bay windows around the front offering you a lot of natural light into the property. The lounge offers you a very good space enough to fit all your lounge furniture and a dining table.

### Main Bedroom

12'2" x 11'5" (3.72 x 3.49)

The main bedroom offers a large window to the rear creating again a lot of natural light. The bedroom is a good size double room with enough space for a double bed and wardrobe space.

### Bedroom Two

7'10" x 11'5" (2.39 x 3.49)

Bedroom Two again is a light bright room with plenty of space for double bed and furniture.

### Bathroom

12'2" x 11'1" (3.72 x 3.39 )

The bathroom has a window to the rear, a bath with shower over. Modern white gloss fitted cabinets with storage space, w/c and basin.



TENURE  
LEASEHOLD



Total Area: 68.6 m<sup>2</sup> ... 739 ft<sup>2</sup>

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs					
(92 plus)	A			(92 plus)	A
(81-91)	B			(81-91)	B
(69-80)	C			(69-80)	C
(55-68)	D			(55-68)	D
(39-54)	E			(39-54)	E
(21-38)	F			(21-38)	F
(1-20)	G			(1-20)	G
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC		England & Wales	

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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