



## Marlepit Grove, Highridge, BS13

CjHole Southville are delighted to welcome to the sales market this two bedroom apartment in Highridge.

Asking Price £175,000

EPC Rating D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



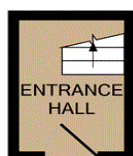
## Marlepit Grove, Highridge, BS13

- First Floor Flat
- Two Double Bedrooms
- Spacious Lounge/Diner
- Fitted Kitchen
- Bathroom
- WC
- Utility Room
- South Facing Private Garden
- EPC D

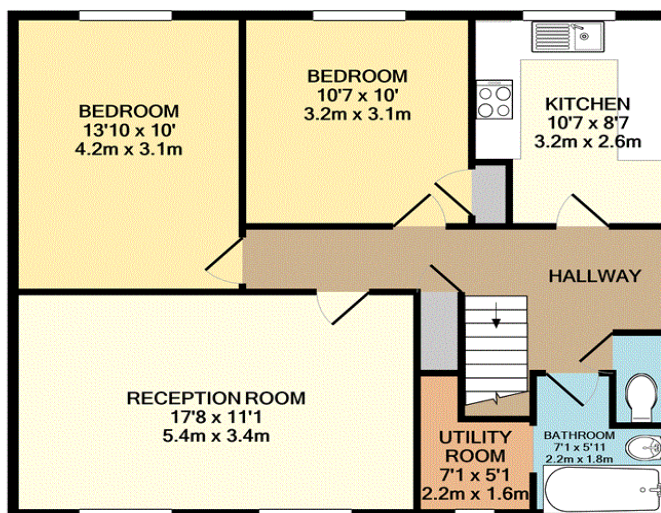
This excellent first floor flat's accommodation comprises of private access to an entrance hall on the ground floor with stairs up to the first floor which offers a generous hallway with a storage cupboard, two double bedrooms, a spacious lounge/diner featuring a fireplace creating a lovely focal point, a bathroom with shower over the bath, a WC, a useful utility room and a fitted kitchen.

This property also benefits from shared access to a private south facing garden benefitting from a concrete storage shed.

This apartment is located with easy access to Bristol City Centre, Bristol International Airport and the Bristol Link Ring Road; a substantial benefit for the area. Local amenities such as shopping, eateries and leisure facilities are in abundance including the popular Imperial Retail Park only a 5 minute drive away. A vast array of open green spaces and well respected schools are nearby.



GROUND FLOOR  
APPROX. FLOOR  
AREA 36 SQ.FT.  
(3.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 716 SQ.FT.  
(66.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 SQ.M.)  
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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

