



CJ HOLE
est. 1867

FLAT 18, CABOT 24 APARTMENTS,
3 SURREY STREET, BRISTOL,
BS2 8PS

£295,000

OFFERED FOR SALE WITH NO ONWARD CHAIN IS THIS LIGHT AND MODERN TOP FLOOR TWO DOUBLE BEDROOM APARTMENT, LOCATED MOMENTS AWAY FROM THE CITY CENTRE, WITH ALLOCATED PARKING.

THE PROPERTY

Located on a quiet side street linking the historic Brunswick and Portland Squares, this apartment is ideal for those wishing to commute into the city centre or enjoy socialising at the many cafes, restaurants and bars in the nearby Cabot Circus or Bristol Harbourside.

Entering the building the communal space offers a lift and stairs that takes

you to the top floor. Upon entering the apartment there is a hallway providing access to all of the apartment. To the front there is an open plan kitchen/lounge diner, the kitchen is fitted with high gloss grey wall and base units offering high specification integral appliances such as microwave, fridge/freezer, electric oven, washer/dryer and induction hob. Double glazed windows to the rear provides a light and airy atmosphere within this space. Located adjacent to this is a bedroom which is double in size and to the rear also another double size room. The family bathroom comprises panelled bath with shower over, WC, pedestal sink and heated towel rail.

The apartment also benefits from its own parking space. An internal viewing is recommended to appreciate the property's potential.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	79
(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	



ENTRANCE

Via front door into the hallway.

HALLWAY

Storage cupboard, doors leading to rooms, radiator.

LOUNGE

9'10" x 9'10" (3m x 3m)

Double glazed window to the rear aspect, radiator.

KITCHEN/DINER

11'10" x 13'9" (3.6m x 4.2m)

Skylight windows, a range of wall and base units, stainless steel sink and drainer, electric hob, electric oven, integrated microwave, integrated fridge freezer, radiator.

BEDROOM ONE

13'1" x 10'10" (4m x 3.3m)

Double glazed window to the side aspect, radiator.

BEDROOM TWO

13'1" x 10'2" (4m x 3.1m)

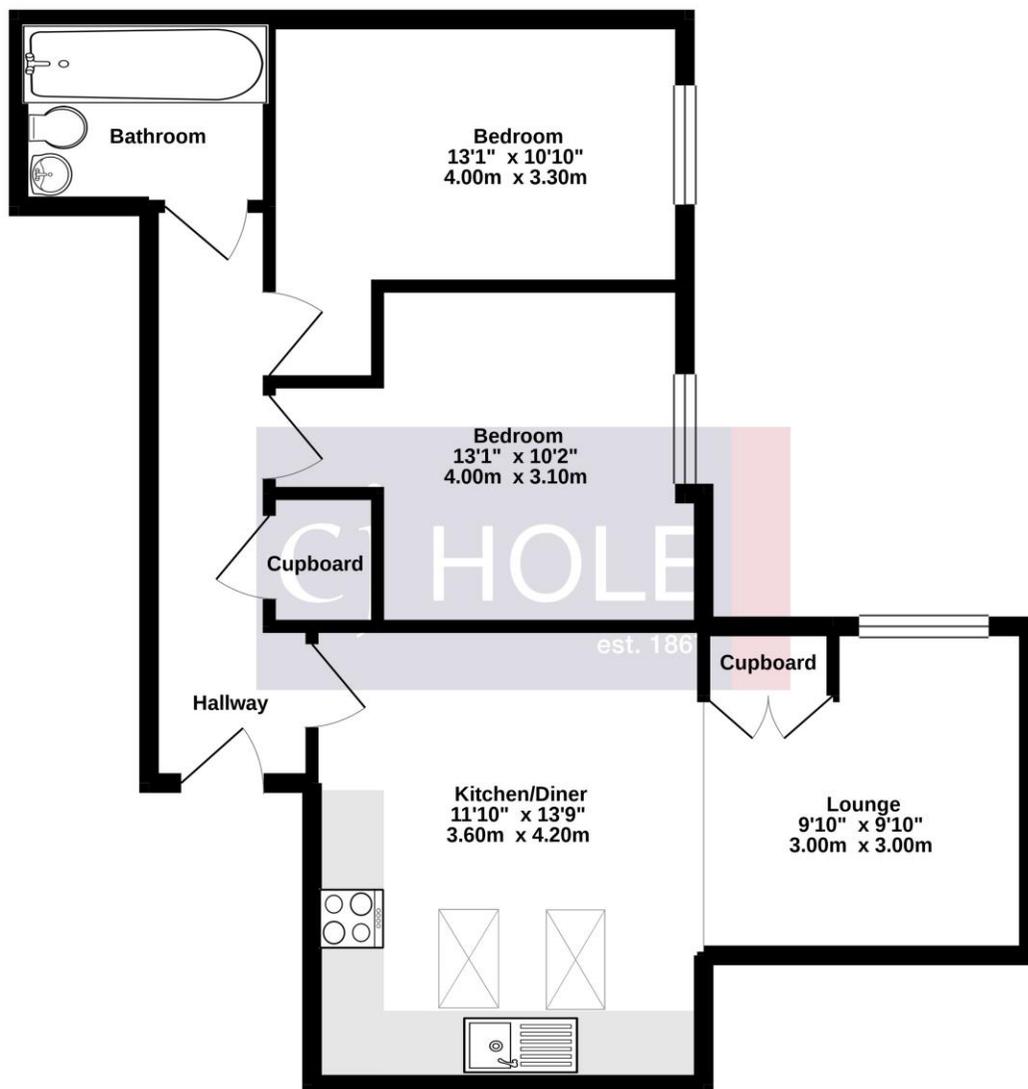
Double glazed window to the side aspect, radiator.



BATHROOM

Three piece suite comprising WC, wash hand basin, bath with shower over, fully tiled, heated towel rail.

Top Floor
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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