

## Airpoint, BS3

CJ Hole Southville are delighted to welcome to the sales market this excellent two bedroom apartment situated in Airpoint, Bedminster.

Asking Price £265,000

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	



## Airpoint, BS3

- Ground Floor Apartment
- Spacious Kitchen/Living Area
- Two Double Bedrooms
- Modern Family Bathroom
- En-Suite Shower Room
- Private Balcony
- Allocated Parking Space
- EPC D

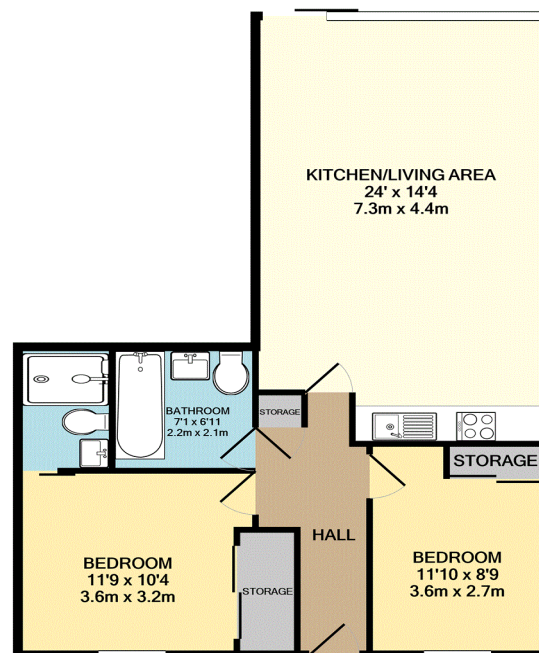
This fantastic, ground floor apartment is in excellent condition located in the desirable Airpoint development, Bedminster.

The property features a spacious lounge/diner with a modern fitted kitchen, benefitting from plenty of natural light from large floor to ceiling windows leading out onto a private balcony.

There are two double bedrooms; both with fitted wardrobes and a family bathroom. The master bedroom benefits from a modern en-suite shower room.

The apartment boasts gated entry, an intercom, and allocated parking in the development's secure underground carpark. The apartment has use of a unique SkyPark, which includes: a rooftop running track, BBQ area, function room and pool table room, and large seating area. This iconic development boasts panoramic views of Bristol, including Dundry, the Clifton Suspension Bridge, and Totterdown.

This property is ideally situated in BS3 only a stone's throw from North Street and West Street which offers a range of local amenities such as shops, bars, cafes and restaurants. This property is within close proximity of the metro-link, Bristol link road and Parsons Street train station providing excellent transport links. A vast array of well-respected schools and open green spaces are nearby. There is easy access into Bristol City Centre making it a fantastic location for commuters, keen shoppers and access to further transport links including Temple Meads Train Station and the M32.



**CJ Hole Southville**  
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TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 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 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.

