



1 Newland Heights Balmoral Road, Bristol
£345,000

1 Newland Heights Balmoral Road

Bristol, Bristol

- Large Southerly Facing Deck Area
- Master Bedroom with En-Suite
- Access onto Deck from Living Room & Master Bedroom
- Central Yet Quiet Location
- 0.3 Miles to Montpelier Station
- Bespoke built-in wardrobes
- Secure Off-Street Parking for 1 Vehicle
- 641 sq ft
- Secure bike storage

An impressive two-bedroom purpose-built flat in St Andrews with outside space and parking.

The flat is accessed via the communal entrance on Hurlingham Road which leads down a set of stairs to the front door.

The inner hall leads to all principal rooms and has a useful storage cupboard. At the rear of the flat is an open-plan kitchen/dining/living room that is a lovely light and airy space, greatly benefiting from access to the large outside deck area which receives sunlight for much of the day. The kitchen also features a leafy outlook onto the side elevation. There is a range of wall and base units with granite effect worktops, tiled splashback, and appliances, including a gas hob with an integrated oven and extractor cover.

The master bedroom features bespoke built-in wardrobes and an en-suite shower room complete with W/C and a wash basin. A lovely feature of this room is that the door at the far end of the room leads out onto the South-Easterly facing external deck area (links round to the living room). On the

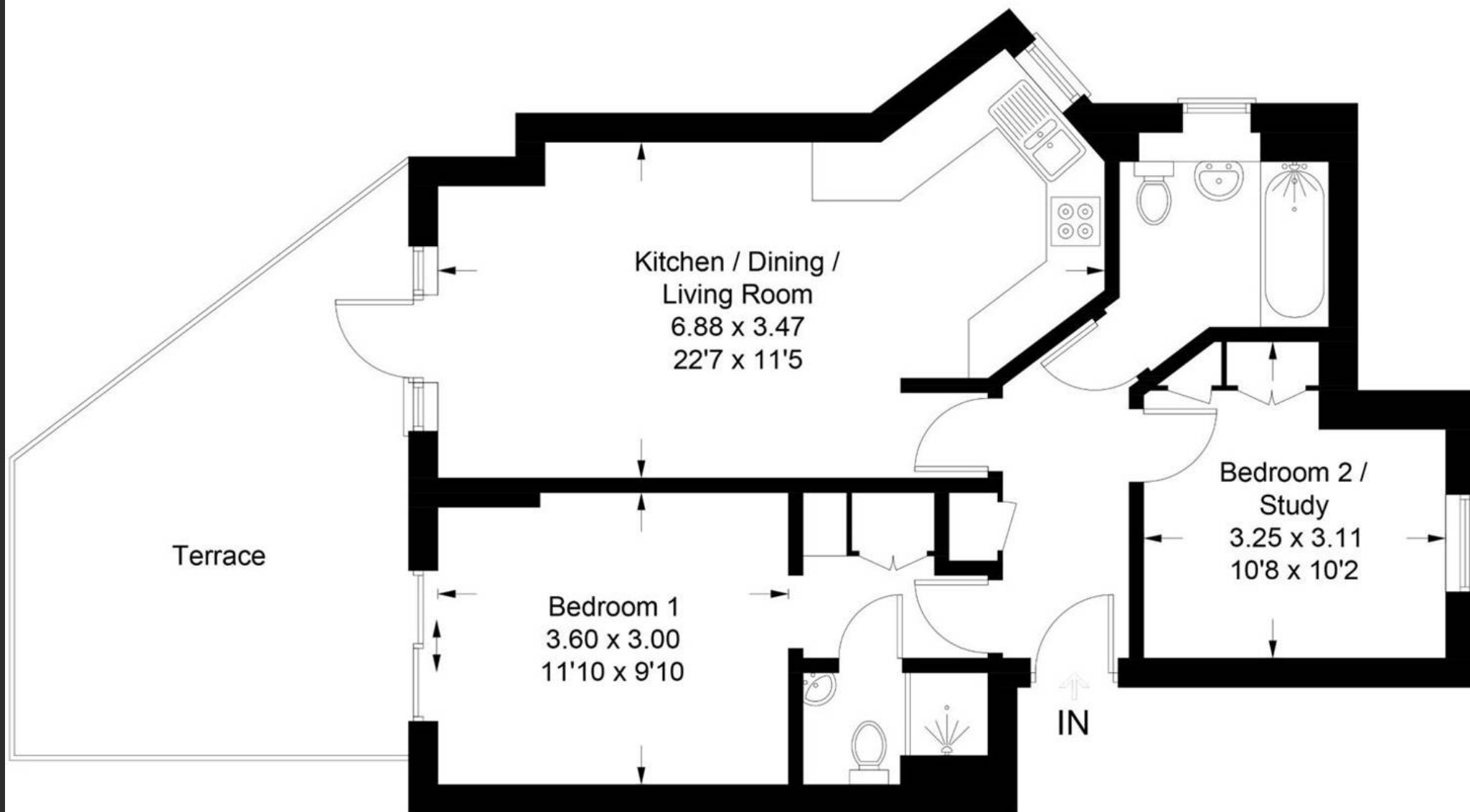


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Flat 1, Newland Heights, St Andrews, Bristol, BS7 9AR

Approximate Gross Internal Area = 59.6 sq m / 641 sq ft



Lower Ground Floor

Illustration for identification purposes only, measurements are approximate,
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