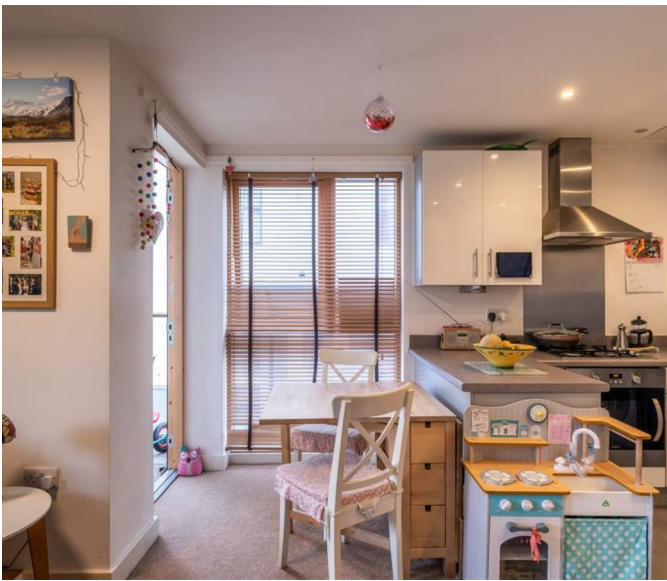
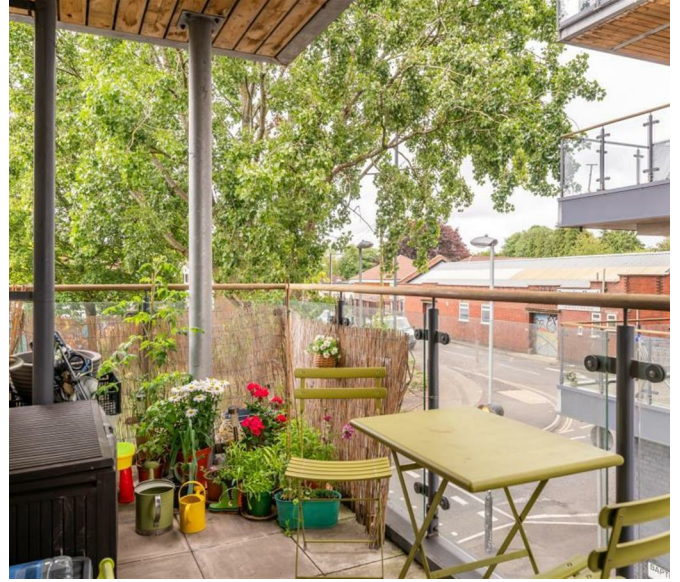


TOTAL APPROX. FLOOR AREA 778 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# Boardwalk





'Our flat has been a great first property to own being very low maintenance, secure, modern and built to a very high standard. With so many great areas to explore nearby such as Mina Rd, the City Farm and St Marks Road there is always plenty going on around. The walk into Cabot Circus takes roughly 15-20 minutes (5 minutes on a bike) and is a pleasant stroll along the Frome Valley River walkway. There are also many green spaces nearby such as Mina Rd Park, St Werburghs Community Gardens, Eastville Park and Riverside Park. The other occupants of the building are very friendly and there is a good community feeling within the development generally. The flat is extremely well soundproofed, having never heard a sound from the directly surrounding flats or the business development below. It is also very well insulated and warm, meaning we have low heating bills throughout the year.'

Baptist Mills Court is a modern development of shared living and working space, just off Junction 3, which sits in between Easton and St Werburghs. Residents of Baptists Mills Court benefit from the on-site library and bike workshop, as well as being home to several other businesses as well as flats and townhouses. The development is perfectly placed for ease of access to several popular and trendy inner-city areas such as Montpelier, St Pauls and Old Market. The development is close to the strong community around Easton, which is a popular pocket of Bristol, being so close to the city centre and easily accessible by foot, bike, by road and by train. Easton offers an abundance of community areas, events and activities. Just around the corner, St Marks Road boasts a number of Bristol's finest independent shops and restaurants, such as Bristol Sweet Mart and the No.12 cafe. Into the Greenbank area, Este's Kitchen and The Greenbank Pub also provide a great meeting place for locals. The nearest primary school, Bannerman Road Community Academy is rated 'Good' by Ofsted, with other nearby schools such as Whitehall and May Park also very well-regarded locally, further enhancing the appeal of the area to families.

Measuring in excess of 750 square foot and benefitting from two double bedrooms and a balcony is this brilliant two bedroom apartment in the centrally located Baptist Mills Court. This modern flat has been beautifully cared for and improved by the current owners to offer a contemporary style and an opportunity to move straight into a low maintenance property. The flat is well-positioned for several of Bristol's most trendy areas, just minutes by foot to Mina Road, St Marks Road and Old Market, with the City Centre comfortably within walking or cycling distance. The flat is in bustling space shared with thriving independent businesses and a range of properties, all benefitting from the convenient spot.



£220,000



Bristol, BS5 0FJ



2 Bedrooms



1 Bathrooms

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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