

elephant 

£225,000

143-145 St Michaels Hill, Kingsdown, Bristol, BS2 8DB

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143-145 St Michaels Hill Kingsdown, Bristol, BS2 8DB

Situated in a highly convenient position on St Michaels Hill, this well-presented one bedroom flat offers comfortable living in the heart of the city.

Set back from the road, the flat is accessed via a paved approach beside a popular independent coffee shop. The communal areas are tidy and well maintained, with a staircase leading up to the flat on the third floor.

Inside, the hallway provides a welcoming entry point with space to hang coats and room for storage furniture to keep everyday items neatly organised. From here, a doorway opens into the open plan kitchen and living room. Wooden cabinetry and dark worktops provide ample kitchen storage as well as housing integrated appliances, while a window frames far-reaching views across Bristol. The layout offers space for both a lounge area and dining table, making the room practical and sociable.

The bedroom is well sized, featuring an attractive arched window that adds character. Soft carpet and neutral décor create a calm atmosphere. There is generous space for a double bed, storage furniture and a desk or dressing table. A useful cupboard off the bedroom presents the opportunity to create a walk-in wardrobe.

A modern bathroom completes the accommodation, fitted with a walk-in shower and cabinetry beneath the sink. Marble-style tiling and wooden flooring give the room a contemporary and polished feel.

Externally, a communal rear courtyard provides practical bike and bin storage.

St Michaels Hill is known for its independent shops, cafés and restaurants, and is just a short walk from



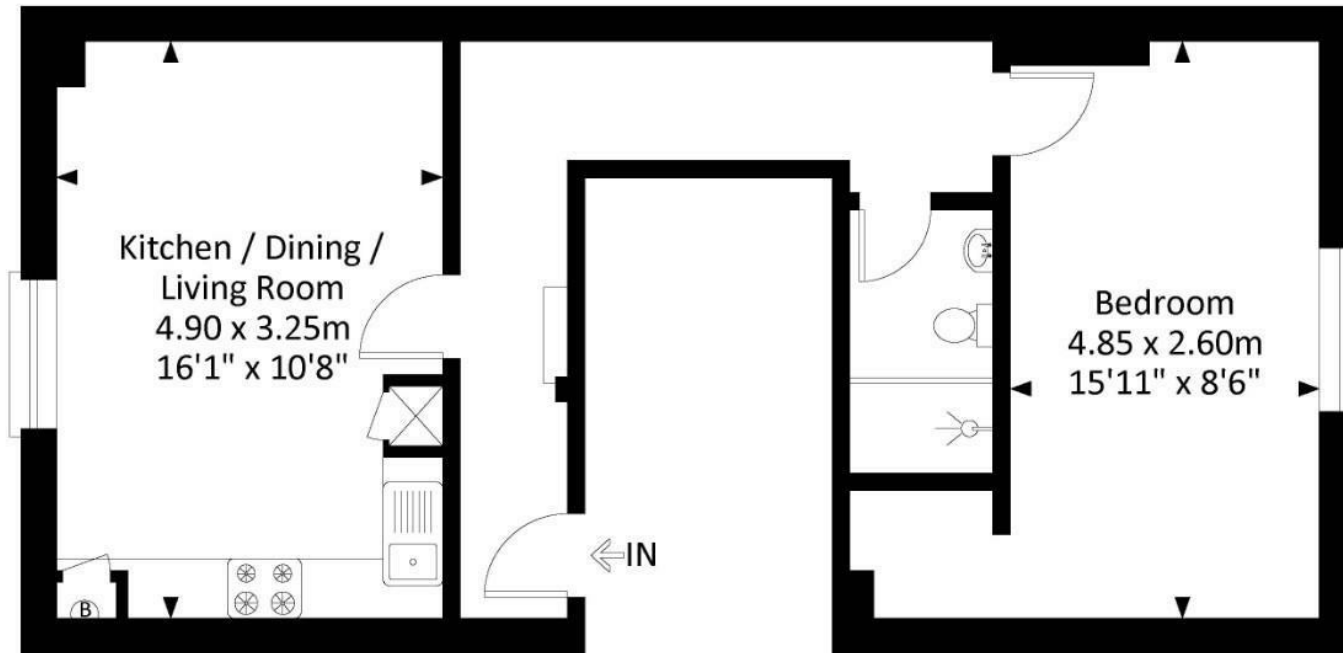
the extensive amenities and cafe culture of Cotham Hill and Whiteladies Road. The property is exceptionally well placed for access to the City Centre and Bristol University.







Flat 7, 143-145 St Michaels Hill, Kingsdown, Bristol, BS2 8DB

Approximate Gross Internal Area = 42.39 sq m / 456.28 sq ft



Third Floor

Illustration for identification purposes only, measurement are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



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