



FFF, 357a Church Road, St. George, Bristol, BS5 8AQ

Backing directly onto the beautiful St George Park and boasting a fantastic private roof terrace, this charming one-bedroom first-floor apartment is offered to the market with no onward chain, making it an ideal first-time purchase or investment opportunity.

Enjoying a superb position on the upper end of vibrant Church Road, the property combines park-side living with easy access to an excellent selection of independent cafés, bars, restaurants and local amenities that make BS5 such a sought-after location.

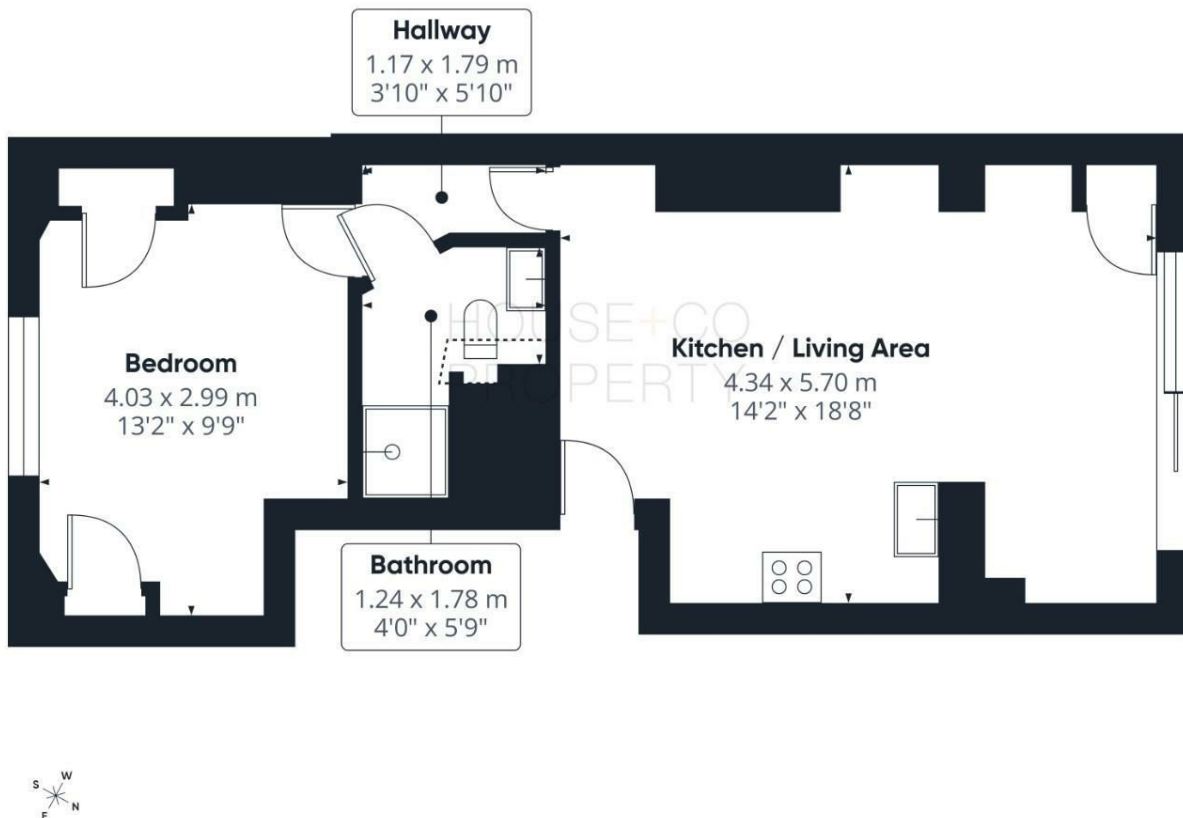
The accommodation briefly comprises entrance with stairs rising to the first floor, leading into a bright and welcoming open-plan living space with a fitted kitchen area. Patio doors flood the room with natural light and open directly onto the impressive roof terrace – the perfect spot for morning coffee. An inner hallway provides access to a tiled shower room and a double bedroom.

Further benefits include gas central heating, uPVC double glazing and the rare advantage of having the expansive green spaces, lake and recreational facilities of St George Park quite literally on your doorstep.

A wonderful home in a highly desirable location, offering the perfect blend of city convenience and park-side tranquillity.

- No onward chain
- First-floor one-bedroom apartment
- Private roof terrace
- Open-plan kitchen/living space
- Patio doors to terrace
- Gas central heating
- Backs directly onto St George Park
- Moments from Church Road's cafés, bars and restaurants
- Ideal first-time buy or investment purchase

£175,000



Approximate total area¹⁾
38.8 m²
416 ft²

Reduced headroom
0.3 m²
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

