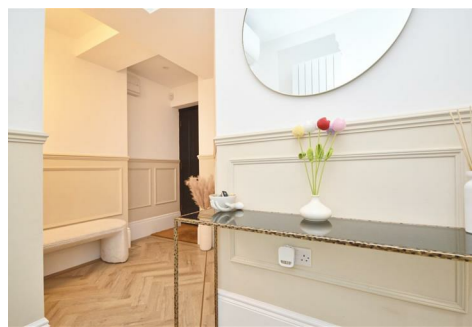




## Lons Court Bath Road, Bristol, BS30 6HX

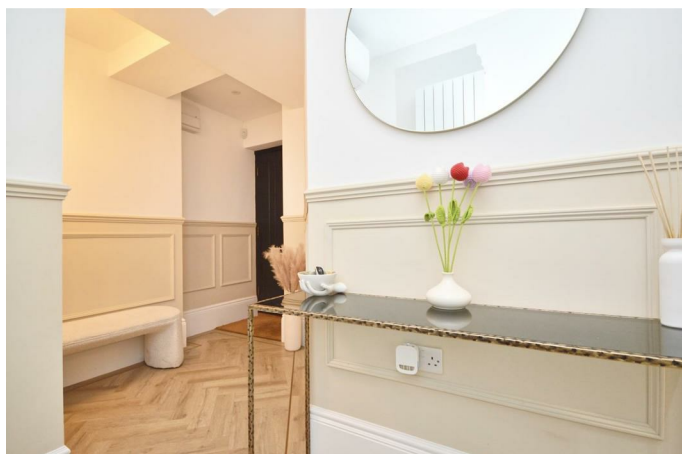
### Offers In The Region Of £400,000

**\*\*NO ONWARD SALES CHAIN\*\*** Situated on the picturesque Bath Road in Bitton, Bristol, this remarkable two-bedroom ground-floor apartment offers a unique blend of contemporary comfort and classic charm. Set within a beautifully converted period building, the property is approached via a sweeping, tree-lined driveway, leading to substantial and impeccably maintained grounds that enhance its appeal.

Having undergone extensive rewiring and refurbishment between 2023 and 2024, this apartment is a testament to modern living. Every detail has been thoughtfully considered, from the brand-new gas boiler and updated pipework to the bespoke sash windows and French doors that invite an abundance of natural light into the home. The spacious reception room provides a welcoming atmosphere, perfect for relaxation or entertaining.

The two bedrooms are elegantly furnished with exquisite, handmade wardrobes, creating tranquil retreats for rest and rejuvenation. The spa-inspired bathroom features luxurious porcelain tiles and high-end sanitary ware, ensuring a touch of indulgence in your daily routine. The bespoke Howdens kitchen, professionally installed, is a culinary enthusiast's dream, equipped to inspire your inner chef.

### Entrance Hallway



### Sitting Room

16'11" x 15'2" (5.16 x 4.63)



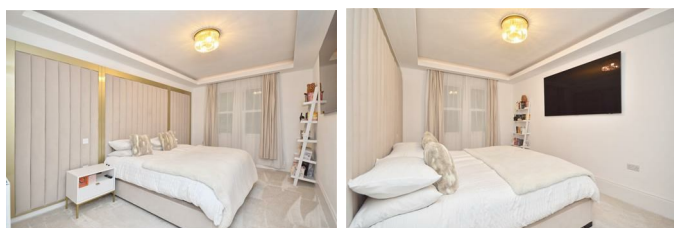
### Kitchen/Dining Room

19'7" x 14'0" (5.97 x 4.27)



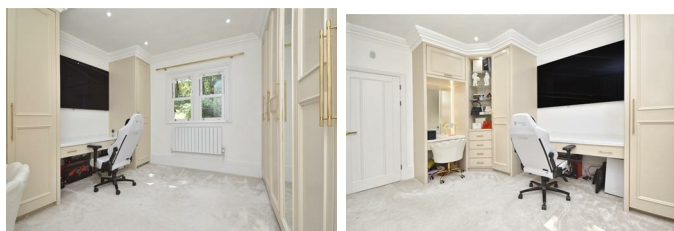
### Bedroom One

15'0" x 10'2" (4.58 x 3.11)



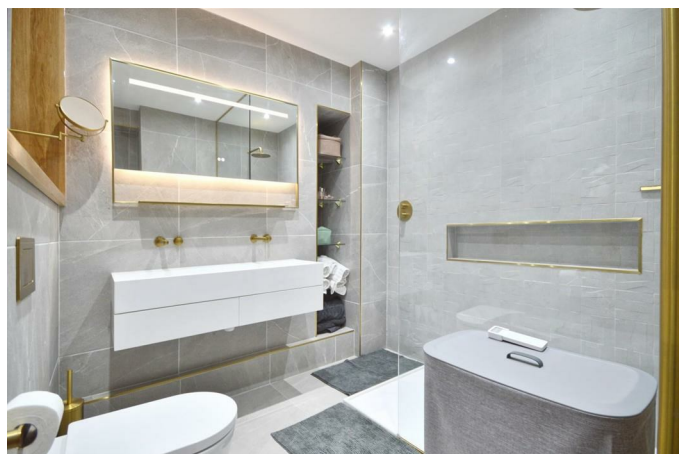
### Bedroom Two

13'4" x 14'0" (4.07 x 4.27)



### Shower Room

8'4" x 7'4" (2.56 x 2.26)



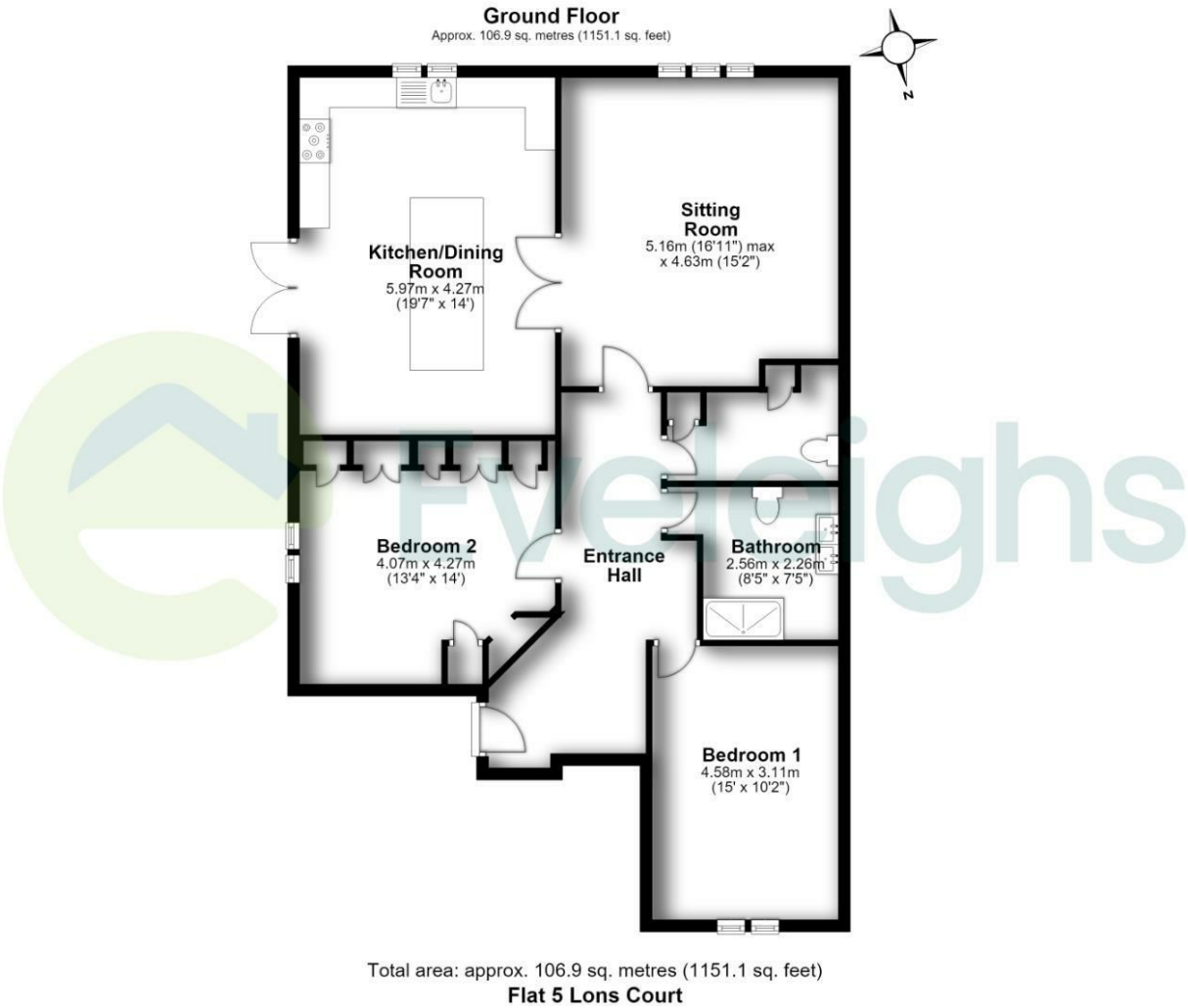
### Outside



### Directions

BS30 6HX

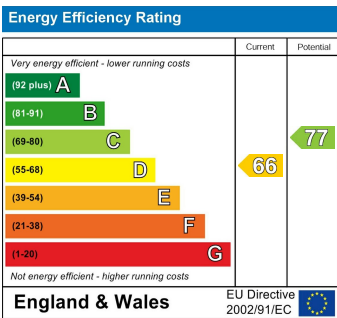
Floor Plan



Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.