

HUNTERS[®]

HERE TO GET *you* THERE



Lansdowne

Penn Drive, Frenchay, BS16 1NL

£250,000



Council Tax: C



2 Lansdowne

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£250,000



DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale this purpose built ground floor flat which is offered with no onward chain located in the popular area of Frenchay.

This property is situated conveniently for access onto the Avon ring road, for major motorway connections and for the Bristol cycle path and within easy reach of the Abbeywood Ministry of Defence and for Parkway Railway Station.

In our opinion this property would make an ideal first time purchase, would suit someone looking for a easier to manage environment or a buy to let opportunity.

The accommodation is considered spacious throughout and has been much improved by it's current owner . The well presented accommodation comprises: entrance hall, a 17ft lounge/diner with a balcony overlooking well maintained communal gardens, fitted kitchen with built in oven & hob, integrated dishwasher and fridge freezer, utility cupboard, two double bedrooms both with built in wardrobes and a modern bathroom with over bath shower.

Additional benefits include; a security entry system, double glazed windows, electric heating, a garage which is situated in a nearby rank and communal gardens and parking.

COMMUNAL ENTRANCE

Via an intercom security entry system, stairs rising to first and second floor, door with security spy hole leading through to vestibule.

ENTRANCE VESTIBULE

Wood effect laminate flooring, door to hallway.

HALLWAY

Built in airing cupboard housing hot water tank, additional built in storage cupboard, oak effect laminate flooring, doors leading to: lounge/diner, kitchen, bedrooms and bathroom.

LOUNGE/DINER

17'8" x 12'2" (5.38m x 3.71m)

UPVC double glazed window to rear, oak effect laminate flooring, electric radiator, opaque UPVC double glazed door leading out to balcony.

BALCONY

Overlooking communal lawn garden, door to utility cupboard.

UTILITY CUPBOARD

Window to rear, space for washing machine and tumble dryer, power and light.

KITCHEN

10'9" x 6'11" (3.28m x 2.11m)

UPVC double glazed window to rear, range of modern cream wall and base units, oak effect laminate work tops, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, built in electric oven and induction hob, extractor fan hood, integrated dishwasher and fridge freezer, under unit lighting.

BEDROOM ONE

12'2" x 11'11" (3.71m x 3.63m)

UPVC double glazed window to front, fitted wardrobes, electric radiator.

BEDROOM TWO

13'7" x 8'9" (4.14m x 2.67m)

UPVC double glazed window to front, electric radiator, fitted wardrobes.

BATHROOM

Opaque UPVC double glazed window to rear, modern re-fitted white suite comprising: panelled bath with glass shower screen, electric shower system over, pedestal wash hand basin, close coupled W.C, part tiled walls, heated towel rail, extractor fan, tiled effect floor.

COMMUNAL GARDEN

The development is surrounded by well maintained mainly laid to lawn communal gardens.

COMMUNAL PARKING

There is a communal parking area for Lansdowne a short walk from block.

GARAGE

The property has a single sized garage which is situated in a nearby rank.



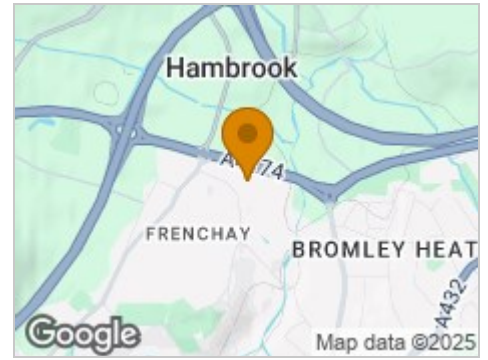
Road Map



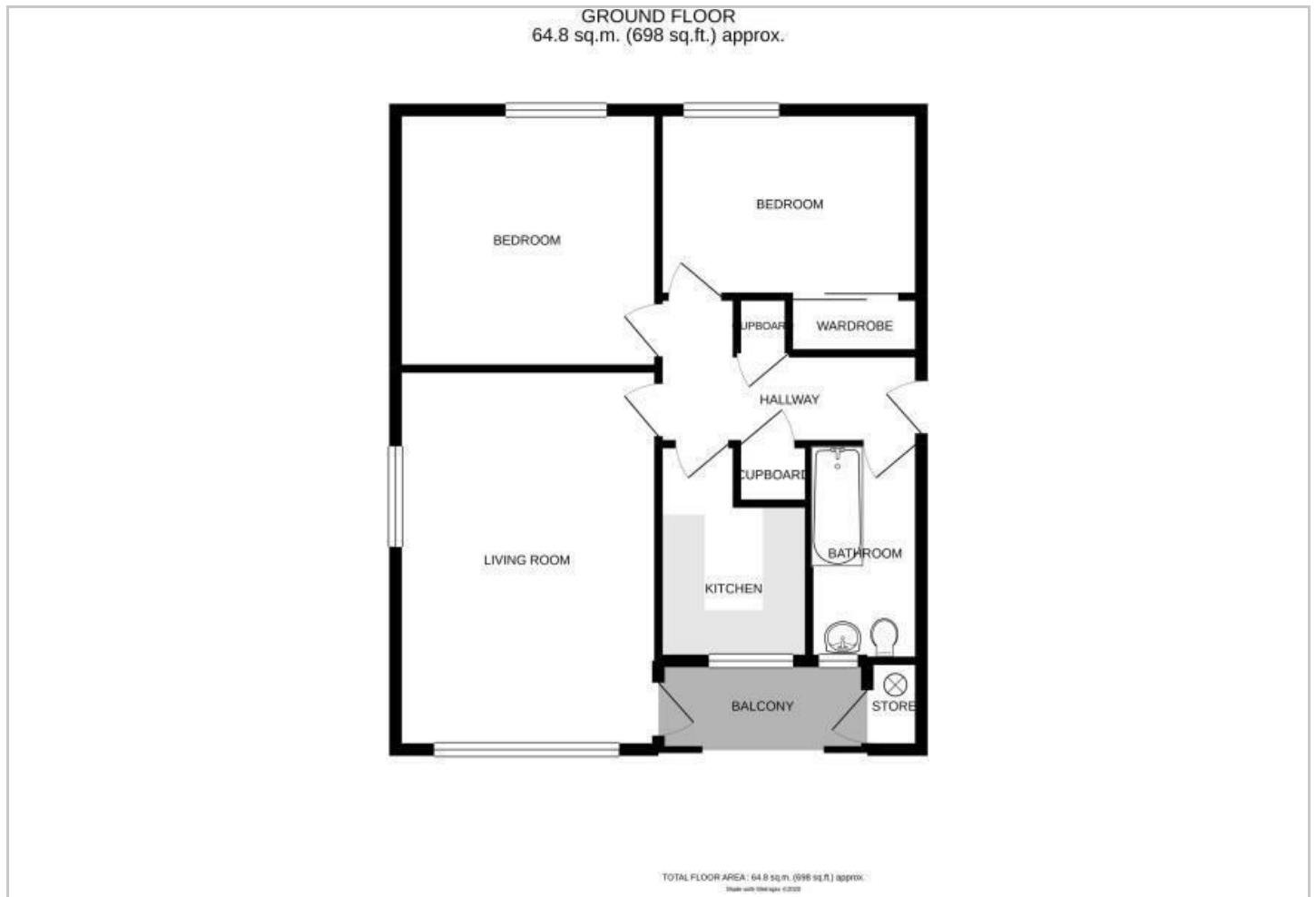
Hybrid Map



Terrain Map



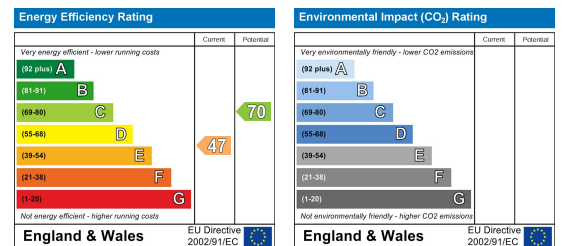
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.