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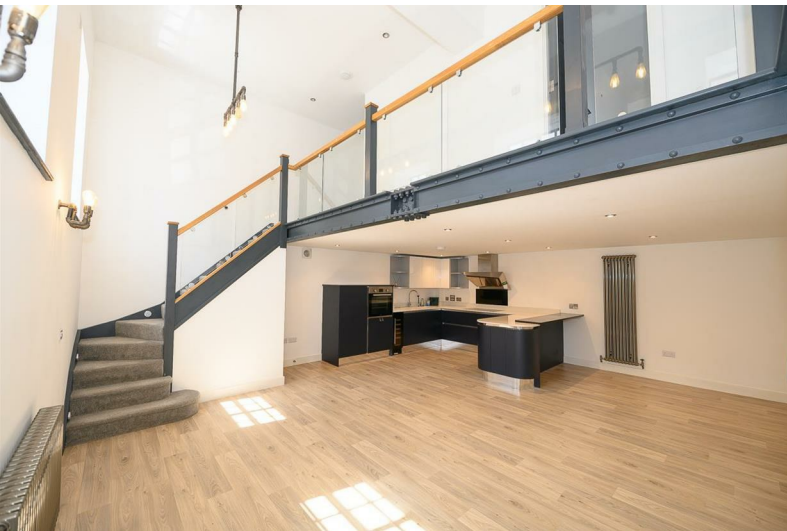


## The Water Tower, Mustoe Road, Frenchay, Bristol, BS16 2FZ

£299,995



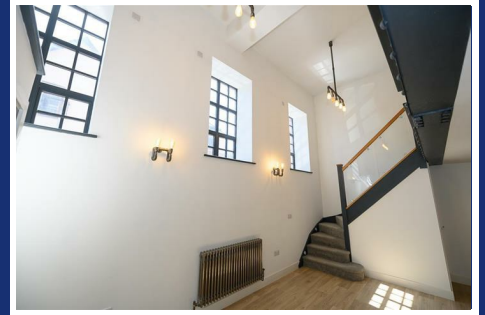
Council Tax: C



# Flat 1 The Water Tower, Mustoe Road,

Frenchay, Bristol, BS16 2FZ

£299,995



## DESCRIPTION

Located within the historic Water Tower in Frenchay, this exceptional 2 bedroom duplex apartment offers a rare opportunity to own a piece of architectural heritage, beautifully converted for contemporary living. The property is located on the edge of the popular Frenchay Park development which is handily placed, a short walk to the conservation area of Frenchay Village with its picturesque common and lovely river walks to hand. This tranquil suburb offers excellent access to the M£2/M4, Bristol City Centre with many open green spaces within easy reach.

This exclusive residence blends character, charm and modern design to striking effect.

Positioned to the ground floor, the property offers spacious living accommodation with its large windows and high vaulted ceiling to the front letting in lots of light. The apartment consists to the ground floor: entrance hall which leads to a superb open plan living space which incorporates lounge/dining area with stylish modern fitted kitchen with integrated appliances and Quartz work tops and granite breakfast bar.

The upper floor comprises of an impressive mezzanine landing with access to 2 double sized bedrooms and a modern shower room.

Externally there is an allocated parking space. The property is being sold with vacant possession.

## COMMUNAL ENTRANCE

Intercom security entry system leading through to a communal hall, stairs rising to all floors, door with security spy hole leading to entrance hallway.

## ENTRANCE HALLWAY/VESTIBULE

Wood effect vinyl flooring, built in storage cupboard housing fuse box, door to open plan living area.

## LIVING AREA

22'0" (max) x 22'0" (max) (6.71m (max) x 6.71m (max))

Open plan living area incorporating a lounge/dining and kitchen, 3 large high level aluminium double glazed casement style windows to front, 2 bespoke wall lights, wood effect vinyl flooring, period style radiator and vertical tubed radiator, LED downlighters, range of matt Navy base units and white high gloss wall units, Quartz work tops with matching upstands, Granite breakfast bar, composite sink bowl unit with mixer tap, built in stainless steel oven, built in Neff induction hob, stainless steel Neff extractor fan, integrated fridge, built in wine chiller, built in utility cupboard with space and plumbing for washing machine, extractor fan, TV point, exposed feature metal lintel, turning staircase rising to upper floor.

## LANDING

Oak staircase with glass balustrade, LED downlighters and additional bespoke lights, built in cupboard housing a Potterton Gold electric boiler and hot water tank, doors leading to bedrooms and shower room.

## BEDROOM ONE

11'2" (max) x 8'5" (3.40m (max) x 2.57m)

Aluminium casement style double glazed window to side, radiator, TV point, fitted double wardrobe.

## BEDROOM TWO

11'0" x 8'6" (3.35m x 2.59m)

Aluminium double glazed casement style window to rear, radiator, TV point.



## SHOWER ROOM

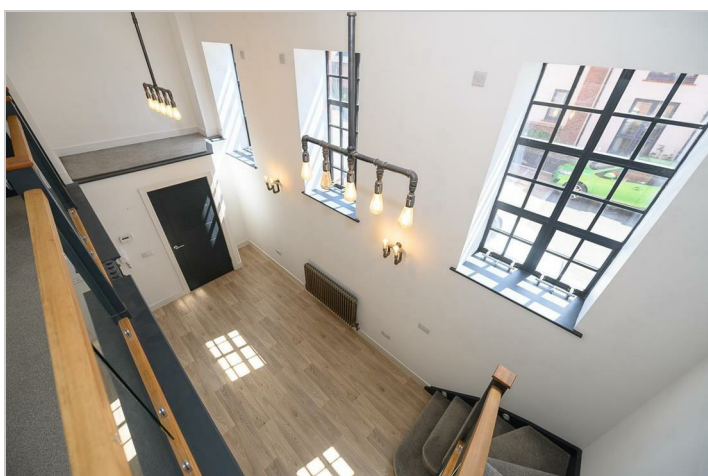
Suite comprising: 2 drawer vanity unit with wash hand basin inset, close coupled W.C, shower enclosure with glass sliding door and housing a mains controlled shower system, LED downlighters, period style radiator with towel rail attachment, part tiled walls, shaver point.

## PARKING

Allocated parking space.

## ANTI-MONEY LAUNDERING

Estate Agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted.



Road Map



Hybrid Map



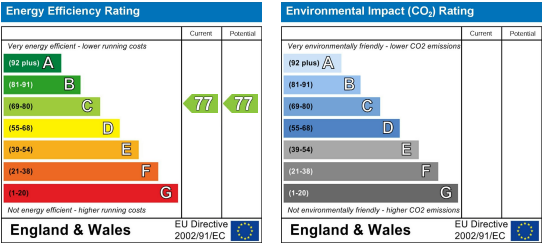
Terrain Map



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.