

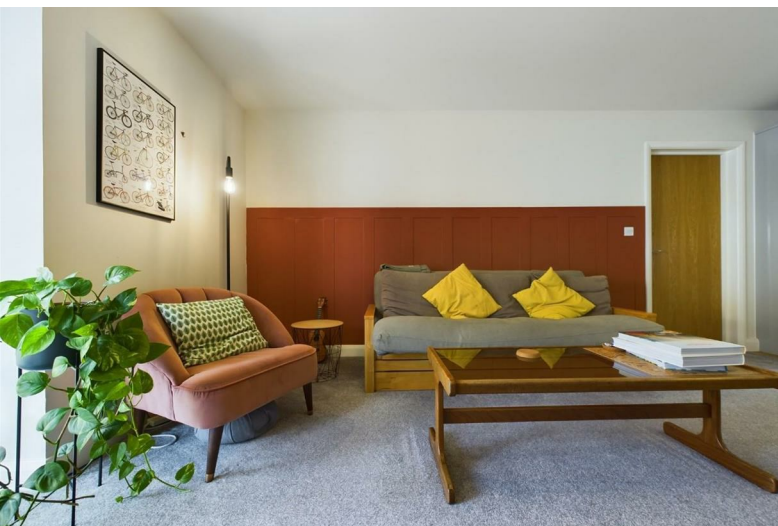


6 Lacie Court Gilbert Road  
Redfield, Bristol, BS5 9FN

**Asking price £290,000**



# 6 Lacie Court Gilbert Road



## Description

Beautifully presented and spacious is this well proportioned first floor modern apartment set within a small development with a great community feel, just off Redfield's vibrant Church Road and offered with NO CHAIN !

Offering a modern and contemporary style of living in this increasingly popular area with many of Church Roads favourites such as The Krafty Egg, The Lock Up, Red Church , St Georges Park etc .., all within a short walking distance.

This lovely first floor flat floor flat has open plan living with French doors to a Juliette balcony, bespoke media unit and a high quality fitted kitchen with stylish tiled splash backs and integrated SMEG appliances, including gas hob, oven, dishwasher and integrated fridge/freezer.

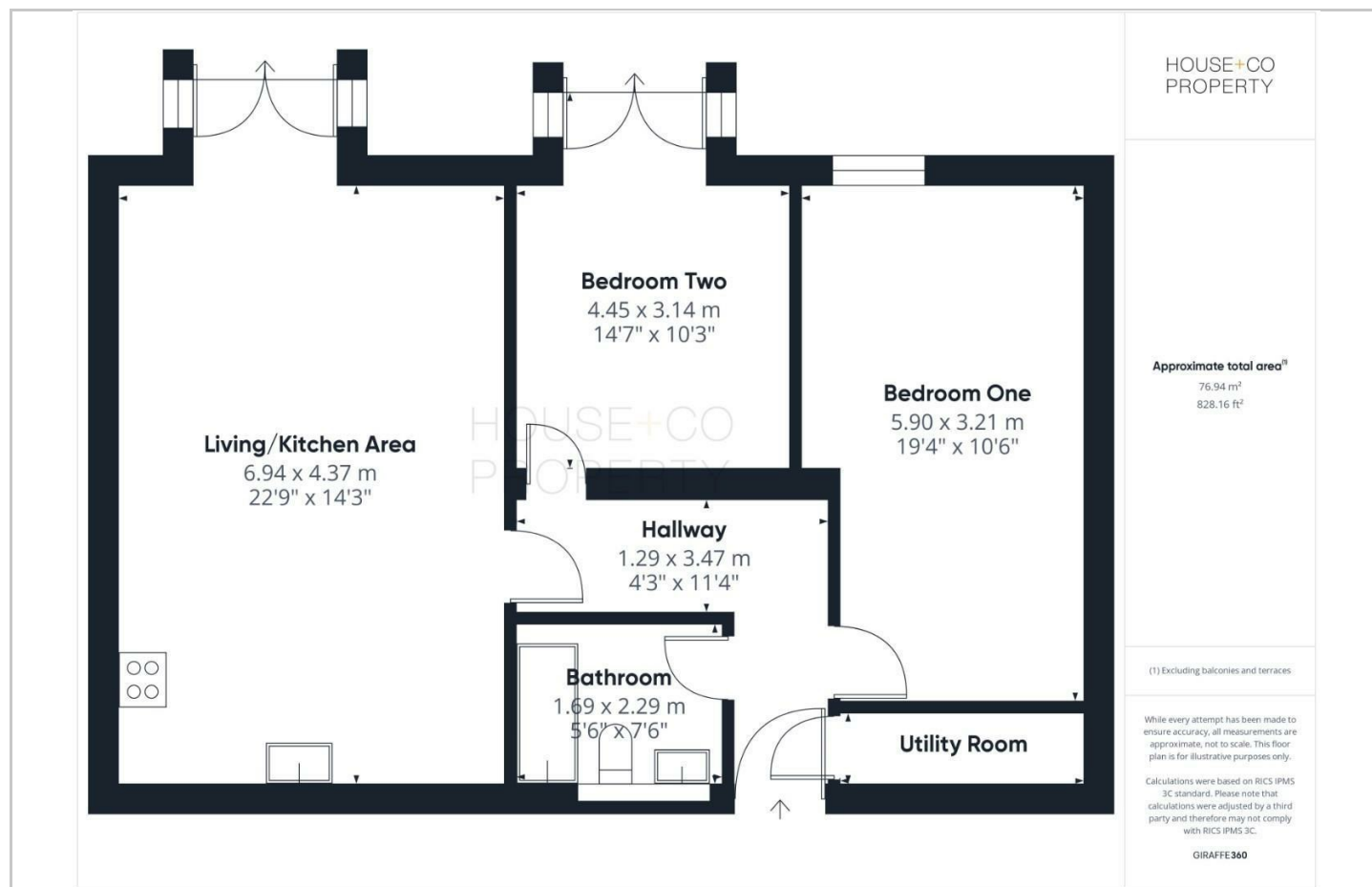
There are also two double bedrooms, one with double doors and the master with

- FIRST FLOOR FLAT
- OPEN PLAN LIVING
- JUILETTE BALCONY
- LARGE STORAGE / UTILITY CUPBOARD
- NO CHAIN
- TWO LARGE DOUBLE BEDROOMS
- STUNNING MODERN FITTED KITCHEN WITH INTERGRATED APPLIANCES
- MODERN STYLISH BATHROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- LARGE BIKE STORE TO REAR

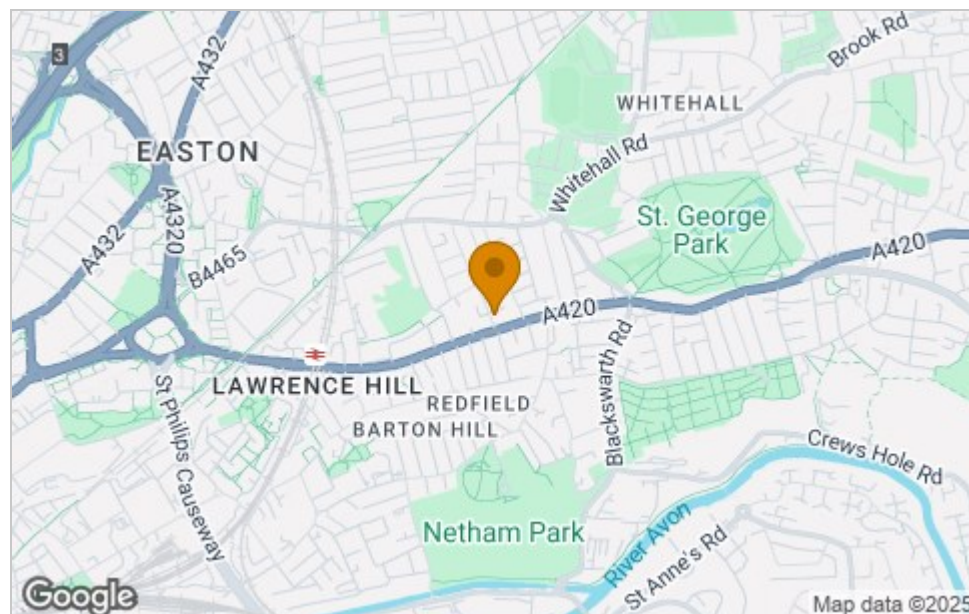




## Floor Plan





## Area Map



## Viewing

Please contact our House + Co Property (Sales) Office on 0117 907 0020 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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

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