



£325,000

23 Fremantle Square, Kingsdown, Bristol, BS6 5TN

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## 23 Fremantle Square Kingsdown, Bristol, BS6 5TN

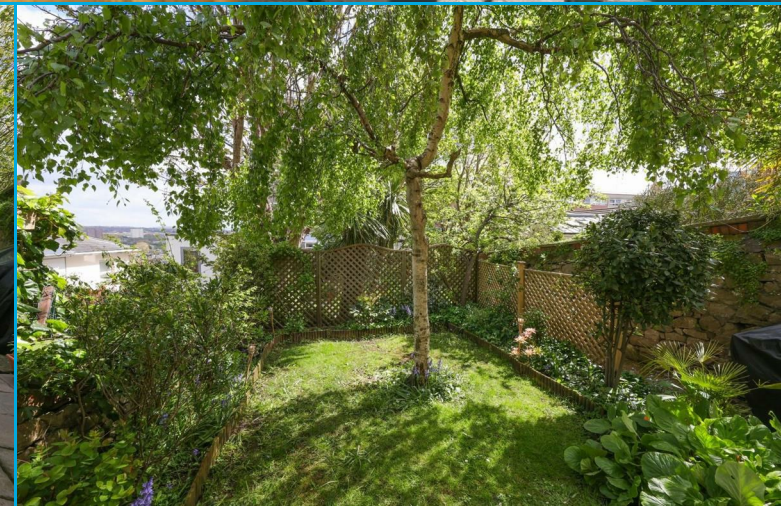
A stylish garden flat on historic Fremantle Square.

This period flat conversion is at the foot of this attractive Grade II listed building and has an open aspect at the rear with a mature, southerly facing garden.

Once behind the Georgian exterior, the flat has an contemporary open plan layout which includes a kitchen/ living room, a cosy bedroom, a modern shower room and w/c. The kitchen/ living area has a timber floor with space for a sofa and dining table. The kitchen has hand painted solid wood units, an integrated oven, hob and a Belfast sink, while glazed doors connect inside to out. There is a secondary w/c tucked away in the far corner of the room while internal glazed doors link the bedroom. The timber floor continues into the bedroom, which has a fitted wardrobe, panel glazed window and a glass block feature wall, with a shower room on the other side. The neatly designed and compact ensuite has a shower at one end, w/c at the other, finished with matching travertine wall and floor tiles.

Externally, the property has its own beautifully landscaped section of garden. This includes a sunny patio seating area, a lawn shaded by a fine silver birch tree, planted beds, useful store room, utility room and a recently installed garden office. A pathway leads beyond, passing a well tended communal garden, a shared double garage onwards to a gate which provides handy access to Dove Street below. The building also owns two parking spaces which are currently rented out providing an income for the management company reserves.

This home perfectly combines old-world charm and contemporary living, while the immediate location among calm streets of Kingsdown, is only moments



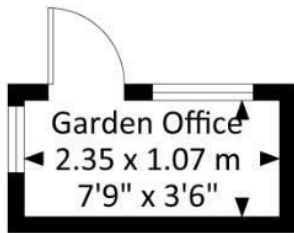
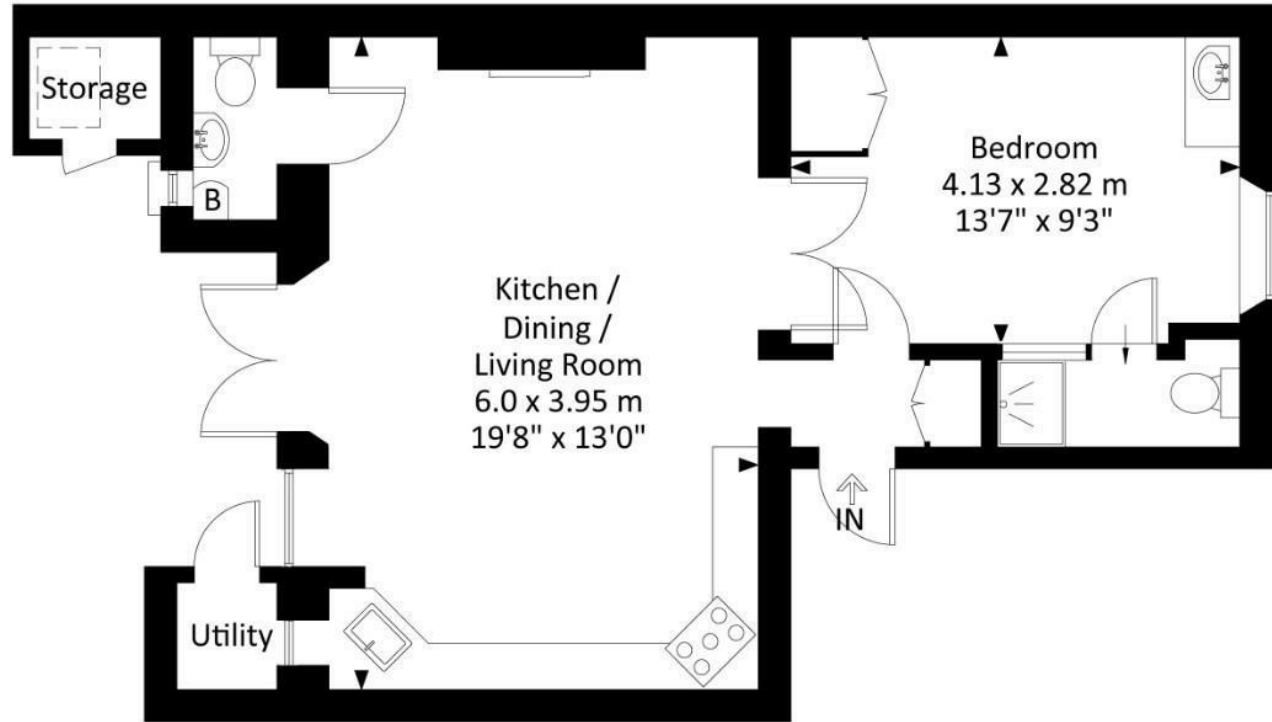
from bustling Stokes Croft and the city centre. A unique property with much appeal.





# Garden Flat, Fremantle Square, Cotham, Bristol, BS6 5TN

Approximate Gross Internal Area = 45.64 sq m / 491 sq ft Excluding Garden Office



Lower Ground Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

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



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