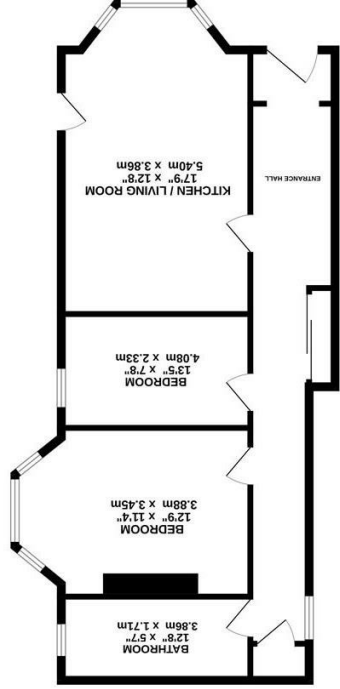


FLOOR PLAN

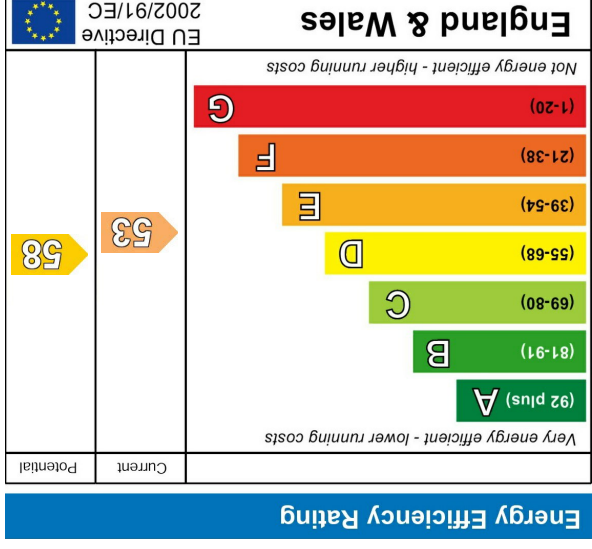
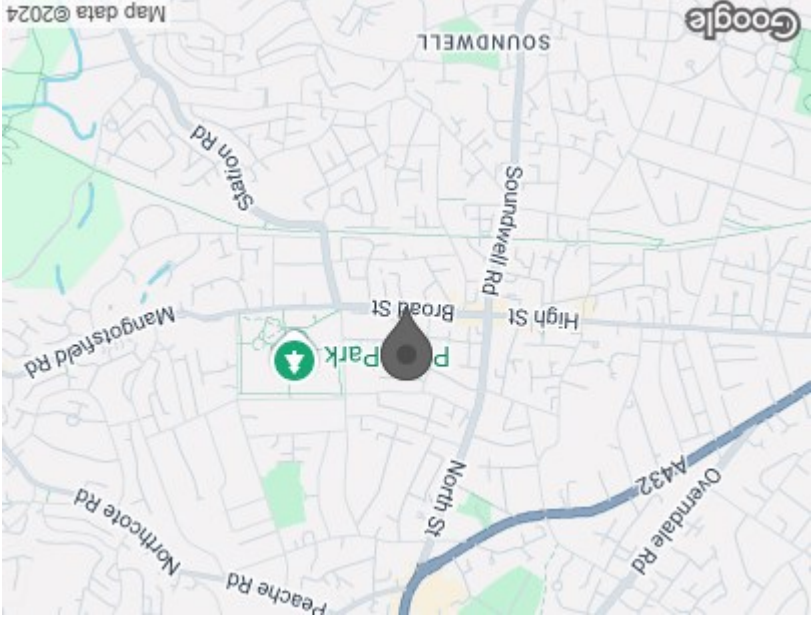


GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

TOTAL FLOOR AREA: 777 sq. ft. (72.2 sq.m.) approx.
We have checked the floor to ensure the accuracy of the plotted content from measurements of doors, windows, columns and any other items are represented and no responsibility is taken for any error or misstatement. The floor plan is prepared and issued as best as we can by any means available to us and we do not warrant its accuracy or completeness. It is not to be used for any purpose other than the one for which it is intended. It is not to be used as a guarantee of any kind.



AREA MAP



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



BROAD STREET

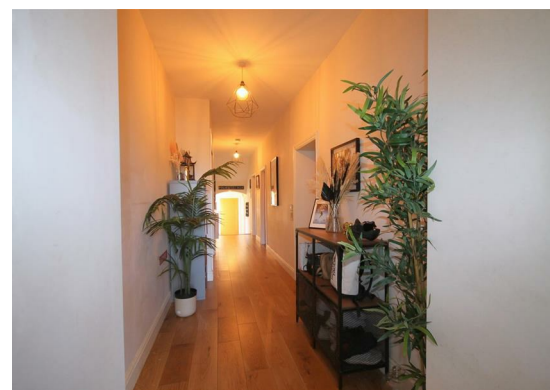
STAPLE HILL, BRISTOL, BS16 5LU

ASKING PRICE £285,000





- Ground Floor Apartment**
- Entrance Vestibule**
- Hallway**
- Open Plan Kitchen/Living Room**
- Bedroom One**
- Bedroom Two**
- Bathroom**
- Utility Cupboard**
- Outside**
- Communal Front Garden**
- Private Side Garden**
- Allocated Parking**



Situation on tree lined Broad Street with views over popular Page Park, M Coleman are delighted to bring to the market a spacious ground floor apartment in the Old Police Station. The building dates back to 1889 and was converted into five luxury apartments in 2017 boasting original features to include the front door, bay windows and high ceilings. The subject flat also has the benefit of a private entrance, exclusive outdoor space and off street parking for three vehicles.

The entrance vestibule leads into an extensive hall that extends the depth of the property with clever mirror fronted cupboard for coats and shoes and a separate utility cupboard with plumbing for washing machine. Completed with Engineered Oak flooring and Oak veneer doors to all rooms, every finishing touch has been considered.

The open plan kitchen/lounge/dining space is located to the front of the property with a traditional splay bay window looking out to the park. The contemporary kitchen is fitted with a range of grey shaker style wall and base units completed with Quartz work tops and upstand, undermount sink, Neff eye level oven, microwave, induction hob and extractor hood. Additionally there is a built in fridge freezer, slimline dishwasher and fitted breakfast bar with matching Quartz top.

Bedrooms one and two are both of double size proportions with double glazed sash windows to the side elevation; both bedrooms floors are laid to carpet.

The sleek four piece bathroom offers a double shower enclosure with thermostatic shower, bath, wall hung sink, vanity unit, WC, illuminated mirror and ladder towel rail completed with Porcelanosa ceramic wall and floor tiles.

Externally there is a private courtyard to the right of the property accessed via the kitchen/living room. Laid to paving with various seating areas, this is the perfect space to enjoy a gin and tonic or a barbeque in the summer months. Beyond a garden gate gives access to the allocated parking spaces.

