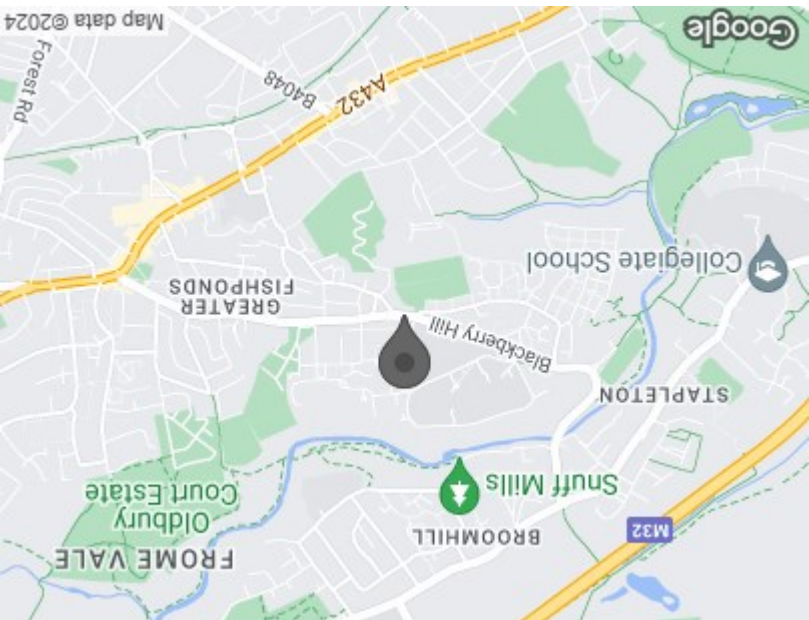


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm should not rely on them as statements of representation or warranty to make or give any representation or warranty in respect of the property.

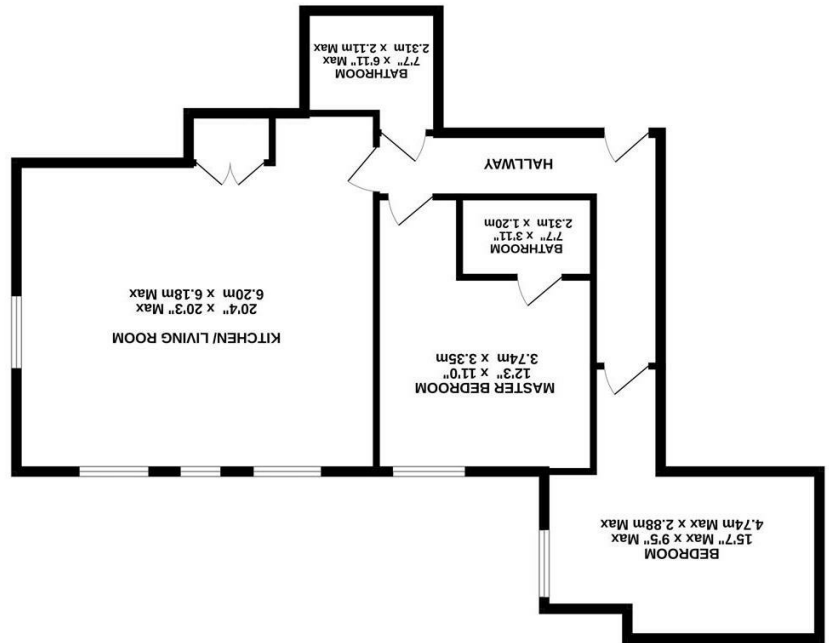


Energy Efficiency Rating	
Potential	74
Current	74
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of depth, width, height, volume and other items are approximate and no responsibility is taken for any errors or omissions. This plan is intended to provide a guide to the layout of the property and is not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. The plan is intended to provide a guide to the layout of the property and is not intended to be used as a basis for any prospective purchase.



AREA MAP



TOP FLOOR

FLOOR PLAN



BLACKBERRY HILL

FISHPONDS, BRISTOL, BS16 2GX

ASKING PRICE £320,000



2



2



1



C



Communal Entrance

Hallway

Kitchen/Living Room

20'4 x 20'3 max

Master Bedroom

12'3 x 11'0

En-Suite Shower Room

7'7 x 3'11

Bedroom Two

15'7 max x 9'5 max

Bathroom

7'7 x 6'11 max

External

Allocated Parking

Secure Bike Store



This charming two bedroom apartment located in the sought-after area of Fishponds is situated on the top floor meaning you'll enjoy the privacy and tranquillity that comes with this elevated position. High ceilings add a touch of elegance to the space, creating a bright and airy atmosphere throughout.

This delightful property boasts a generous living space, encapsulating the kitchen, dining and lounge areas; perfect for entertaining guests or relaxing after a long day. Following simple clean lines the kitchen has a range of wall and base units finished with navy blue doors which add a touch of elegance to the apartment and are complemented by stylish marble effect worktops. The integrated appliances make cooking a breeze and include a fridge-freezer, oven, electric hob, extractor, dishwasher and washing machine.

Both of the bedrooms are doubles in size and the apartment also features two modern bathrooms, including an ensuite shower for added convenience.

Parking is made easy with space for one vehicle, ensuring you never have to worry about finding a spot after a busy day out.

For those who enjoy cycling, the secure bike store offers a safe and convenient place to store your bikes.

Situated close to Oldbury Court and Snuff Mills, nature lovers will appreciate the proximity to these picturesque spots for leisurely strolls or picnics. Additionally proximity to the vibrant Fishponds High Street, providing easy access to local amenities, shops, and independent bars will only add to the appeal.

The property also benefits from the remaining term of the new build warranty.

Whether you're a first-time buyer, looking to downsize, or seeking an investment opportunity, this apartment offers a blend of comfort and style that is sure to impress.

