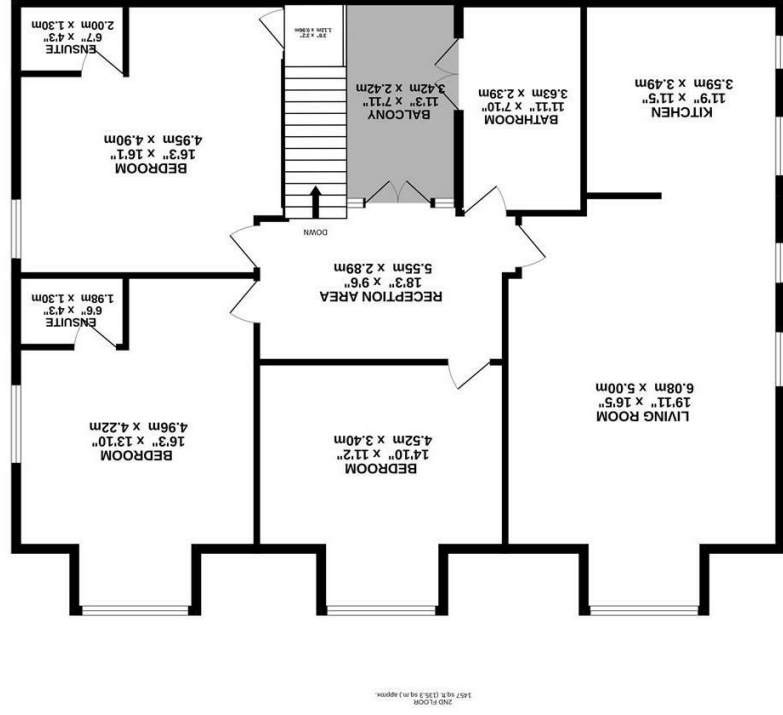


FLOOR PLAN



TOTAL FLOOR AREA : 1487 sq ft (138.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency.

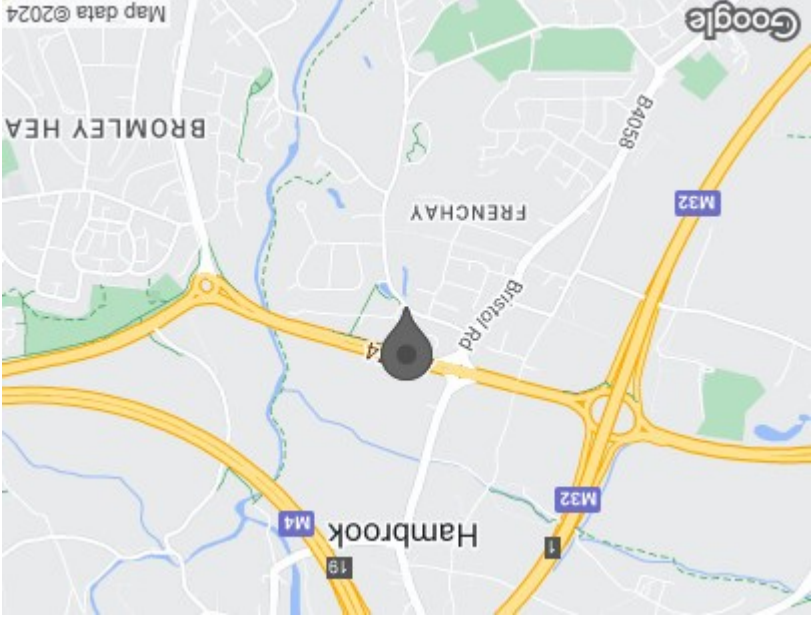
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must 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.

Energy Efficiency Rating		England & Wales	
Potential	Current	Very energy efficient - lower running costs	(92 plus) A
		(81-91) B	
Current	46	(69-80) C	
		(55-68) D	
Potential	59	(39-54) E	
		(21-38) F	
		(1-20) G	Not energy efficient - higher running costs
		EU Directive 2002/91/EC	

AREA MAP





BECKSPPOOL ROAD
FRENCHAY, BRISTOL, BS16 1NU
ASKING PRICE £450,000





Communal Entrance

Communal Hallway

Reception Hall

18'3 x 9'6

Lounge Area

19'11 x 16'5

Kitchen

11'9 x 11'5

Bedroom One

16'3 x 16'1

En-suite

6'7 x 4'3

Bedroom Two

16'3 x 13'10

En-suite

6'6 x 4'3

Bedroom Three

14'10 x 11'2

Bathroom

11'11 x 7'10

Terrace

11'3 x 7'11

Garden

NO ONWARD CHAIN

An exceptionally spacious Grade II listed penthouse apartment in the converted Riverwood House, a Georgian property that was once owned by the Fry family in the 1800's who were well known for their chocolate and confectionary business.

The property occupies the entirety of the top floor and is accessed from the communal entrance hall. As you enter the flat, you will immediately be impressed by the spacious landing that gives an indication of the light and airy nature that continues throughout.

The open plan lounge/kitchen/ dining area boasts a dual aspect with a number of newly installed double glazed windows to both the side and rear elevations. Following sleek linear lines the well designed kitchen has a range of wall and base units finished with high gloss handle-less doors in contrasting shades of grey; white marble effect worktops further complement the design. Integrated appliances include an oven, hob, extractor, dishwasher, washing machine and an under-counter fridge and freezer.

All of the three bedrooms are doubles in size with the larger two boasting en-suite shower rooms. The family bathroom has a contemporary white four piece suite including a separate mains plumbed shower with rainfall style head. French doors lead from both the hallway and bathroom to an outside space laid to artificial lawn.

Externally each apartment is allocated its own private garden and ample resident and visitor parking is available at the front of the building on a first come and first served basis.

We are advised by the vendors that the property is comprised in a 999 year lease granted in 1983 and is registered at the Land Registry with Absolute Leasehold Title.

The property offers an enviable position just on the edge of the city limits yet close to Frenchay Common, the Frome Valley Walkway and beautiful countryside. The M4, M5 and M32 are but a short distance away with Parkway Railway Station less than 4 miles distant with direct line to London.

