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. No person in this firms 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 firms

닐 (21-38) 3 (39-24) (22-68) 69 (08-69) B (16-18) A (sulq 29) Very energy efficient - lower running costs Current Energy Efficiency Rating Blackberry Hill STAPLETON SlliM Thun2

BROOMHILL

England & Wales

(1-20)

Not energy efficient - higher running costs

2002/91/EC

9

EU Directive

EL

Potential

GREATER

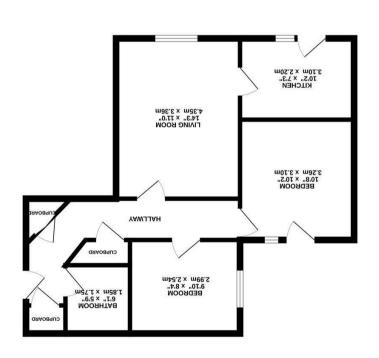
Court Estate

FROME VALE

Map data @2024

FISHPONDS

GROUND FLOOR 568 sq.ft. (52.8 sq.m.) approx.



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GROUND FLOOR

Communal Entrance

Hallway

Living Room 14'3 x 11'0

Kitchen 10'2 x 7'3

Bedroom One 10'8 x 10'2

Bedroom Two 9'10 x 8'4

Bathroom 6'1 x 5'9

Garden

Communal Gardens

Off Road Parking

Offered For Sale with NO ONWARD CHAIN M Coleman Estate Agents are pleased to market this delightful two bedroom ground floor retirement apartment within the ever popular Manor Gardens.

The accommodation has been recently refurbished throughout and comprises a lounge with a double glazed window to the front elevation and a partially glazed door to the kitchen. The kitchen has been designed to utilise all available space with a range of wall and base units faced with light wood effect doors and brushed steel handles. Integrated appliances include an electric hob and oven plus space for a washing machine and fridge freezer.

There are two bedrooms with the largest being a well proportioned double, the bathroom is fitted with a three piece suite including an electric shower over the bath, low level w/c and basin.

Externally the property boasts a courtyard style garden bounded by stone walls and beautiful communal gardens which are predominantly laid to lawn with well stocked borders thoughtfully planted with an array of flowers, shrubs and trees.

Additionally there is off street parking which we are told is available on a first come first served basis.

The property is conveniently located to the amenities of Fishponds, on direct bus routes to Bristol City Centre and within easy reach of the open green spaces of Oldbury Court Estate and Stoke Park.

A viewing is essential to appreciate this charming home.







