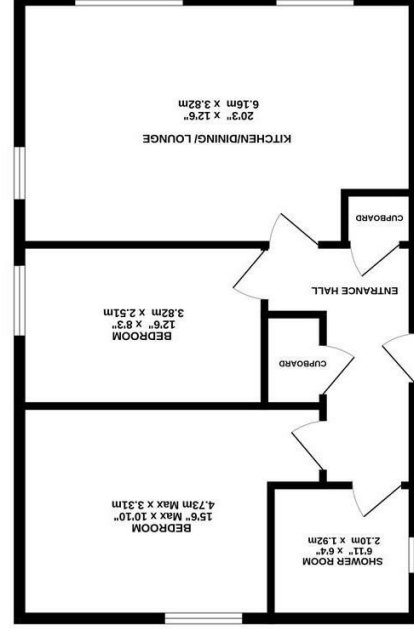




**FLOOR PLAN**

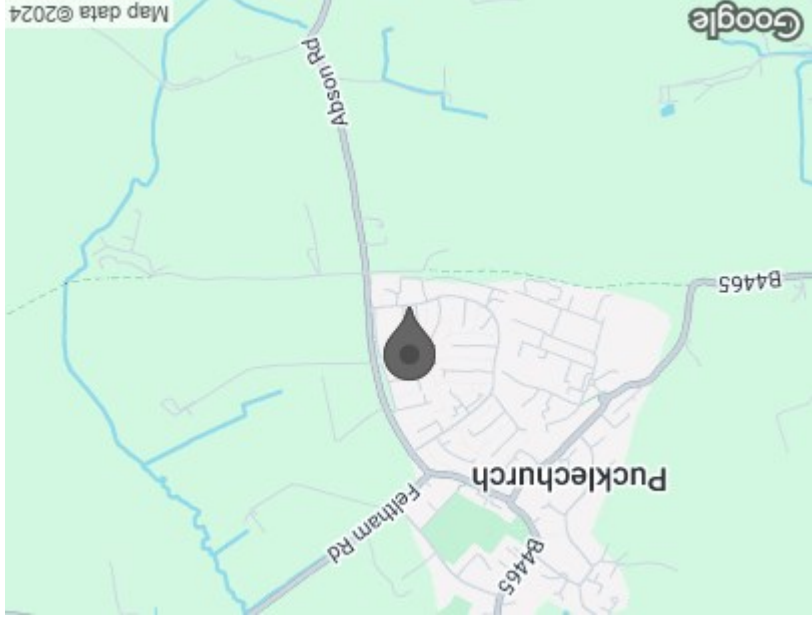


GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.

TOTAL FLOOR AREA: 639 sq.ft. (59.4 sq.m.) approx.  
 Measurements are taken from the centre of the rooms. Courtyard area, measurements of doors, windows, stairs and any other area are approximated and responsibility is taken by the buyer.  
 The buyer is advised to measure the property themselves and check the area for any mistakes or omissions. The buyer is advised to measure the area and check the area for any mistakes or omissions. The buyer is advised to measure the area and check the area for any mistakes or omissions.  
 All measurements are taken from the centre of the rooms.  
 All measurements are taken from the centre of the rooms.

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 be taken to make or give any representation or warranty in respect of the property.

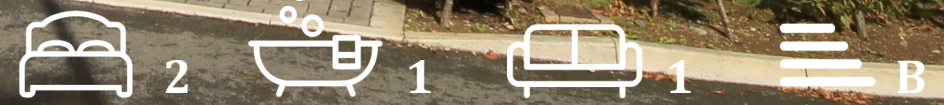
**AREA MAP**



Energy Efficiency Rating		England & Wales	
		EU Directive 2002/91/EC	
		Not energy efficient - higher running costs	
		(1-20) <b>G</b>	
		(21-38) <b>F</b>	
		(39-54) <b>E</b>	
		(55-68) <b>D</b>	
		(69-80) <b>C</b>	
		(81-91) <b>B</b>	
		(92 plus) <b>A</b>	
		Very energy efficient - lower running costs	
Potential	Current	83	83



**THE MOORINGS**  
**PUCKLECHURCH, BRISTOL, BS16 9AQ**  
**£87,500**





**Second Floor**

**Communal Hall**

**Entrance Hall**

**Lounge/Dining/Kitchen**

20'3 x 12'6

**Bedroom One**

15'6 max x 10'10

**Bedroom Two**

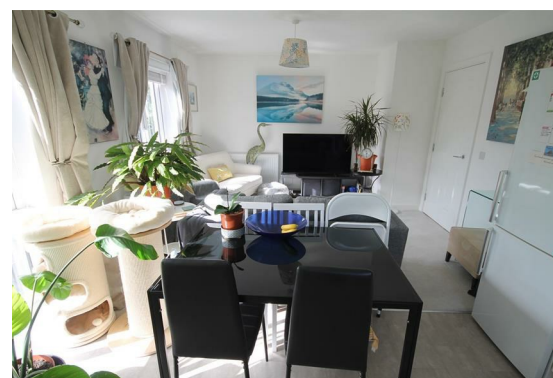
12'6 x 8'3

**Shower Room**

6'11 x 6'4

**External**

**Allocated Parking Space**



M.Coleman Estate Agents are pleased to offer for sale a 35% share in this delightful two double bedroom purpose built apartment occupying a pleasant position on this development.

Situated on the upper-most floor of a block of six apartments with video entry system, the accommodation comprises an open plan living area consisting of a well-proportioned lounge, dining area and kitchen. The kitchen has a range of wall and base units finished with sleek Shaker style doors, brushed steel handles and limed wood effect worktops further enhancing the contemporary feel. Integrated appliances include an oven, induction hob and extractor plus space for a washing machine, freestanding fridge freezer and tabletop dishwasher.

Both of the two bedrooms are doubles in size and have large uPVC double glazed windows which flood the rooms with light. The modern shower room offers a three piece suite with a recently fitted mains plumbed walk in shower and partially tiled walls.

Externally there is allocated parking for one vehicle plus ample visitor spaces.

Pucklechurch is a charming village offering a blend of rural charm and modest urban conveniences. With a picturesque setting surrounded by rolling countryside there are ample opportunities for hiking, cycling, and exploring nature whilst also being well-connected to both Bristol and Bath.

