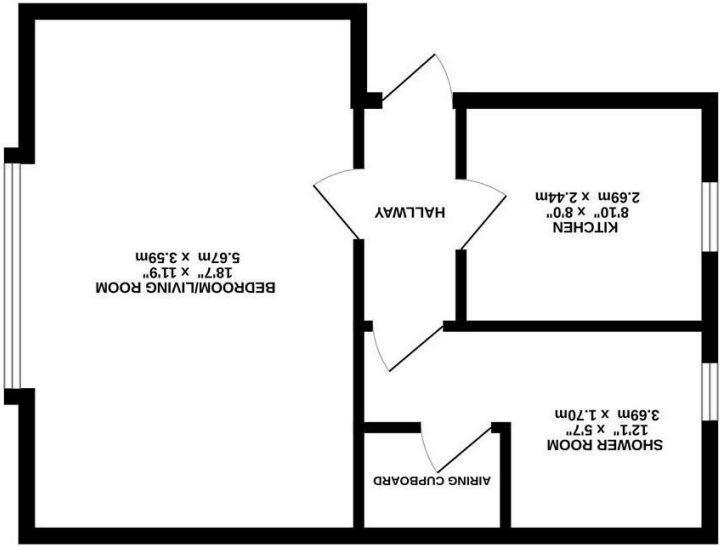




FLOOR PLAN

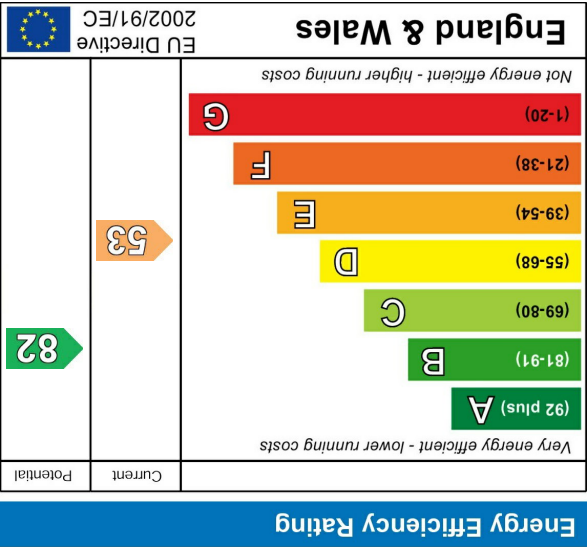


SECOND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

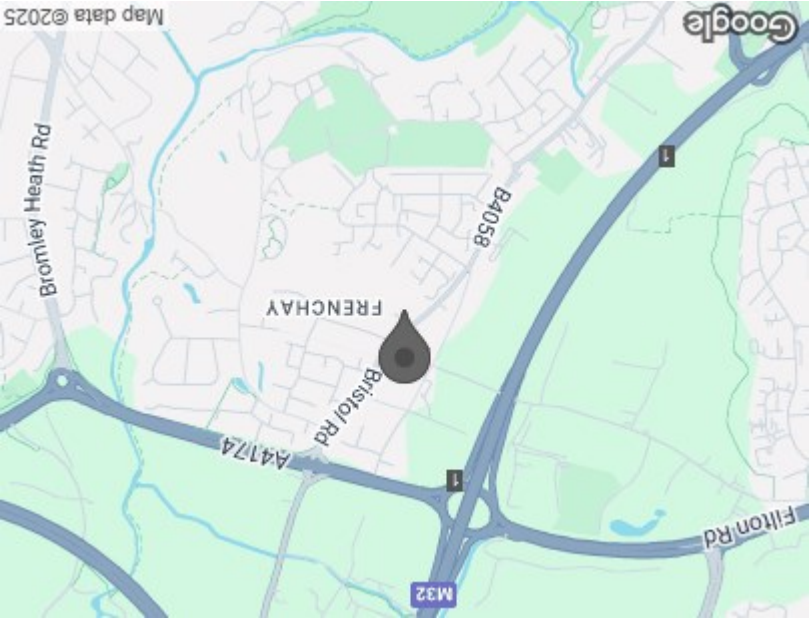
These floor plans have been made to ensure the accuracy of the figures contained here. Measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error. Customers or tenants: This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested or guaranteed as to their quality or efficiency can be given.  
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AREA MAP







**TANNERS COURT, BRISTOL ROAD**

**FRENCHAY, BRISTOL, BS16 1RH**

**PRICE GUIDE £100,000**



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E





**Second Floor**

**Communal Entrance**

**Hall**

**Living Room/Bedroom**

18'7" x 11'9" max

**Kitchen**

8'9" x 8'0"

**Shower Room**

12'1" max x 5'6"

**External**

**Off Road Parking**

**Communal Gardens**





Sold via Secure Sale online bidding.  
Terms & Conditions apply. Starting Bid  
£100,000.

This studio apartment, offered with no onward chain, presents an excellent opportunity for both first-time buyers seeking an entry point into the property market and investors looking to enhance their portfolio. Situated on the top floor, this property offers a compelling blend of practicality and convenience.

Upon entering you are greeted by a generously proportioned living space, thoughtfully designed to seamlessly integrate both living and sleeping areas. This versatile space offers ample room for comfortable furnishings. A separate, well-appointed kitchen provides dedicated space for meal preparation, while a modern shower room completes the internal accommodation.

The property further benefits from electric heating, ensuring a comfortable environment year-round and a secure entry system for added peace of mind.

Residents also enjoy access to communal gardens, and the significant advantage of an allocated off-street parking space.

Located in the sought-after Frenchay area, this apartment boasts excellent transport links. Its proximity to the Avon Ring Road facilitates effortless commuting, while the University of the West of England, MOD Abbeywood, and Parkway railway station are all within easy reach, catering to a wide range of needs. For those seeking leisure and recreation, picturesque riverside walks along the River Frome towards Frenchay Village and Hambrook offer a delightful escape into nature.

Early viewing is highly recommended to fully appreciate the appeal and potential of this desirable studio apartment.

