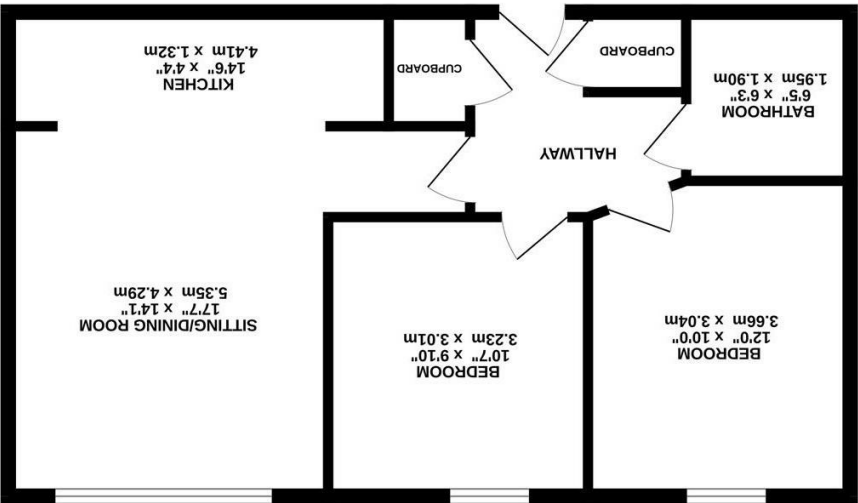
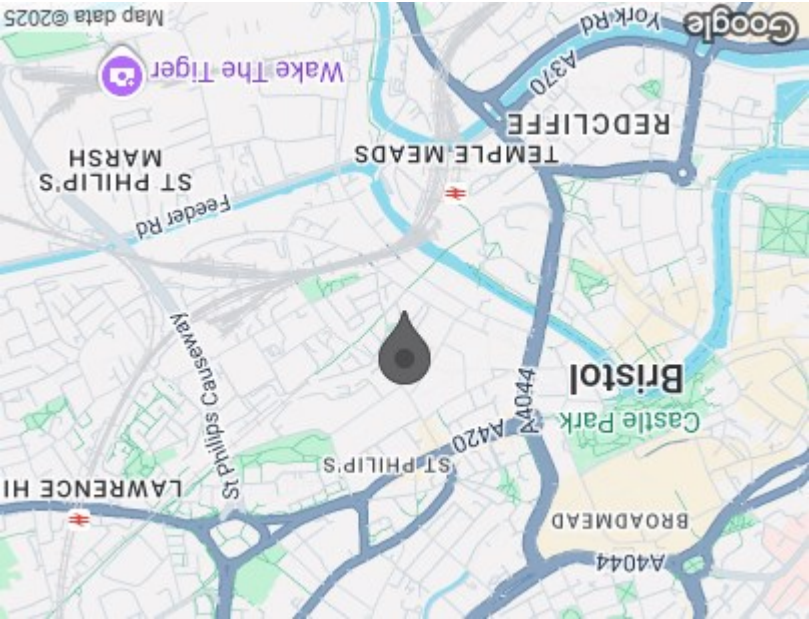




GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.

GROUND FLOOR  
TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is a planning purpose only and should be used as such by any prospective purchaser. The layout, fixtures and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.  
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AREA MAP

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| 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 |         |           |
|                                             |         | 78        |
|                                             |         | 83        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



# RATCLIFFE COURT

BARLEYFIELDS, BRISTOL, BS2 0FD

£257,500





**Communal Entrance**

**Hall**

**Lounge/Dining area**  
17'6" x 14'0"

**Kitchen area**  
14'5" x 4'3"

**Bedroom One**  
12'0" x 9'11"

**Bedroom Two**  
10'7" x 9'10"

**Bathroom**  
6'4" x 6'2"



## NO ONWARD CHAIN!

This fabulous TWO DOUBLE BEDROOM ground floor apartment in Ratcliffe Court, part of the award winning Zone development built by Barratt Homes.

The accommodation comprises an entrance hall with doors to all rooms, an entry phone system and two storage cupboards. There is an open plan living area comprising a sitting/dining area with a contemporary style kitchen. With a range of wall and base units, integrated appliances include an electric hob, oven and extractor with space for a washing machine and fridge freezer.

Both of the two bedrooms are double in size and a bathroom with a white three piece suite.

Residents of The Zone have exclusive access to the on-site 24 hour gym and albeit currently being closed and renovated there is also a sizable communal roof garden with seating and barbecue areas offering wonderful views over the city. Additionally there is also a secure bike store.

Occupying a superb central location in Temple Quay, this home offers so much within a realistic walking distance there is no need for a car. Temple Meads Railway Station is just 5 minutes away, the city centre is close at hand as are riverside walks and The Bristol to Bath Railway path for exploring further afield.

