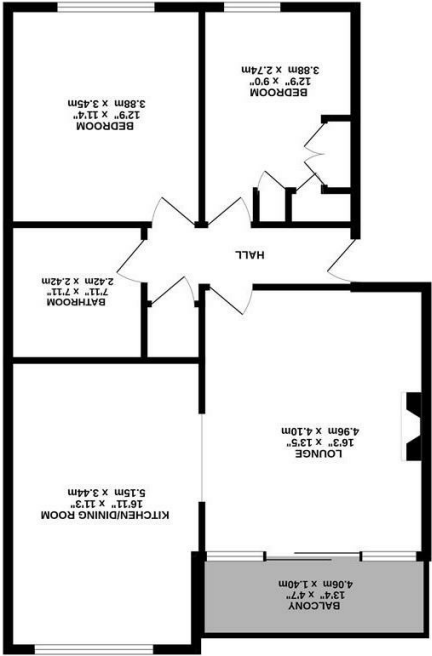




FLOOR PLAN

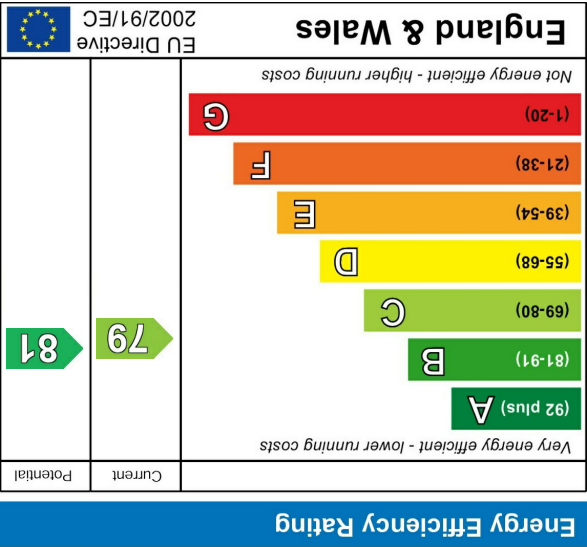


FIRST FLOOR
772 sq.ft. (71.7 sq.m.) approx.

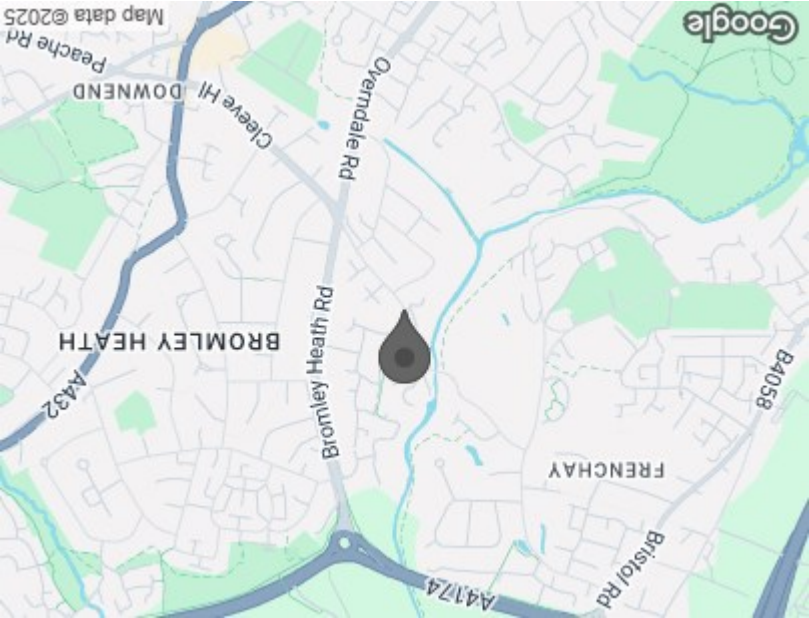
Miles Every Agency has been made to ensure the accuracy of the supplied information. Measurements of doors, windows, stairs and other items are approximate and no responsibility is taken for any errors or omissions. This plan is a guide only and should be used as a guide only. It is not intended to be used for any other purpose. Measurements are taken to the best of our knowledge and no guarantee is made with regard to the accuracy of the supplied information.

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AREA MAP





MARSHFIELD PARK
CLEEVE WOOD ROAD, BRISTOL, BS16 2TA
£295,000



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Communal Entrance

Hallway

Lounge
16'3 x 13'5

Kitchen Dining Room
16'11 x 11'3

Bedroom One
12'9 x 11'4

Bedroom Two
12'9 x 9'0

Bathroom
7'11 x 7'11

Balcony

External

Allocated Parking Space



NO ONWARD CHAIN

Situated within the sought-after Marshfield Park development, a purpose-built complex on the Downend/Frenchay border, this two bedroom first-floor apartment offers striking views towards Frenchay and the Frome Valley Conservation Area.

The generously proportioned lounge is bathed in natural light, courtesy of expansive double-glazed patio doors and accompanying side panels, and features a refined fireplace surround and hearth. This space extends seamlessly onto a private balcony, providing a serene outdoor retreat overlooking the communal gardens and landscape beyond. An elegant arch connects the living room to the striking open-plan kitchen and dining area, which also benefits from a large picture window framing the rear aspect.

The contemporary kitchen showcases a sophisticated design, characterized by clean lines and a harmonious blend of high-gloss cream wall and base units. Solid wood work surfaces further elevate the aesthetic appeal and functionality of this space. Integrated appliances include an eye-level oven and microwave, slimline dishwasher, hob with extractor and a washing machine.

The apartment comprises two well-appointed double bedrooms, both situated at the front of the property. The second bedroom features bespoke fitted wardrobes and an additional storage cupboard. The luxurious four-piece bathroom is fully tiled and equipped with a bath, a separate shower enclosure, a wash hand basin, and a low-level WC. Externally, the well maintained communal gardens feature expansive lawns and thoughtfully curated flowerbeds. Residents benefit from an allocated parking space, supplemented by visitor parking at the front of the property.

The property's location provides a desirable balance of tranquility and convenience. Frenchay Common, offering picturesque walking routes, is nearby, while the property also provides excellent access to the motorway network and is located within three miles of Bristol Parkway Railway Station.

