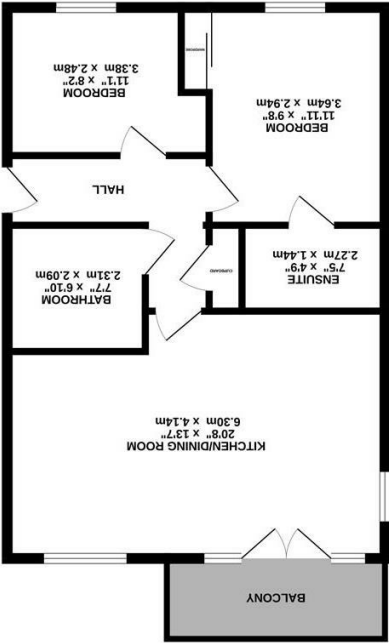




FLOOR PLAN

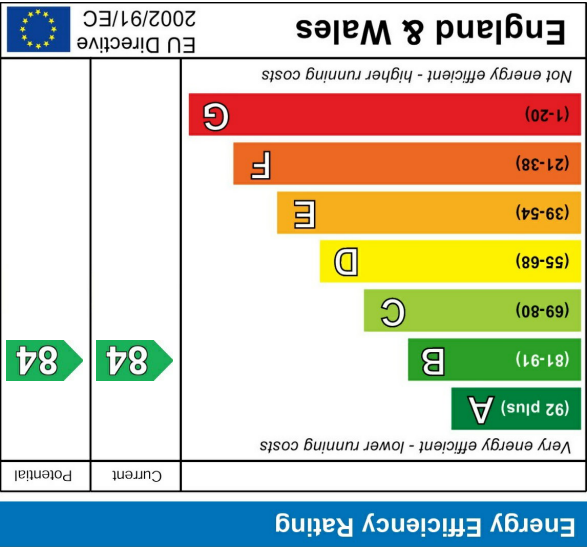


GROUND FLOOR

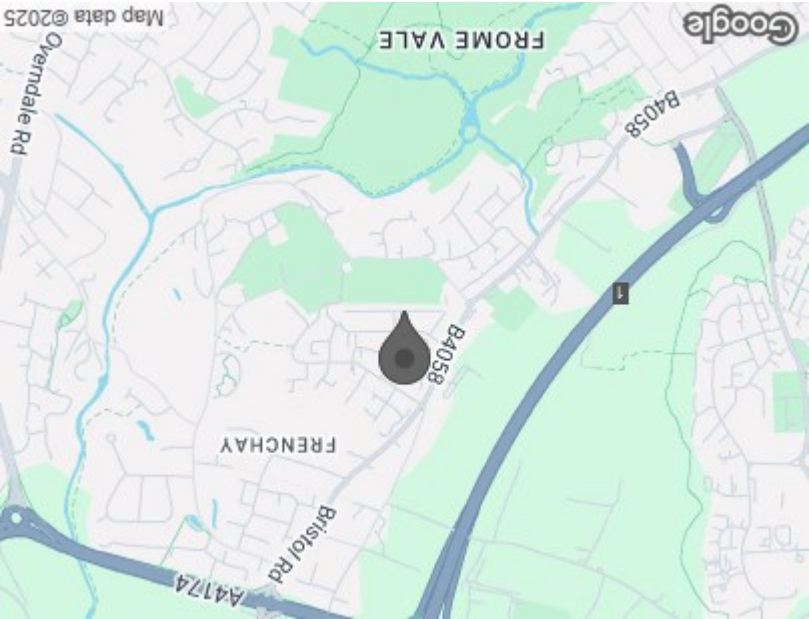
Notes: Every effort has been made to ensure the accuracy of the foregoing contained here. Measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any variation or inaccuracy. This plan is intended to provide a guide only and should not be used for any purpose or as evidence. The network, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.

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



AREA MAP





JENKINS WAY

FRENCHAY, BRISTOL, BS16 2NS

ASKING PRICE £315,000



2



2



1



B



Ground Floor Apartment

Entrance Hall

Kitchen/Lounge/Dining Room

20'8" x 13'6"

Balcony

Bedroom One

11'11" x 9'7"

Ensuite Shower Room

7'5" x 4'8"

Bedroom Two

11'1" x 8'1"

Bathroom

7'6" x 6'10"

Utility Cupboard

Outside

Allocated Parking x 2 vehicles

Bike Shed

Refuse Shed



We are excited to bring to the market this luxury two double bedroom apartment at Frenchay Park. Built by Redrow Homes, this fabulous apartment is located a stones throw from Frenchay Common and offers outstanding views from the balcony towards Frenchay Village.

The accommodation in brief offers an entrance hall with a useful storage cupboard with plumbing and space for a washing machine and tumble dryer; doors lead to all rooms.

The open plan lounge/kitchen/dining room will wow any discerning buyer with French doors opening onto a south facing balcony. The kitchen offers a selection of contrasting wall and base units in light grey and white with matching grey work tops and upstand. Appliances include a built in double oven, four ring electric hob, extractor hood and fridge/freezer.

Bedrooms one and two are both double in size with the principal bedroom benefitting mirror fronted fitted wardrobes and a contemporary ensuite shower room with large walk in fully tiled shower enclosure, wash hand basin and WC. Completing the accommodation is a lavish three piece bathroom with mains plumbed shower over bath and partially tiled walls.

Externally the property overlooks open space where building is prohibited. To the rear of the property is two allocated off road parking spaces and communal bike and bin storage.

Frenchay is a beautiful Village located approximately four miles North East of the City. It provides convenient access to the MOD, UWE and Abbey Wood via the A4174 Ring Road and Junction 1 of the M32 is a short drive away with direct links to the City, M4 and M5.

Offered For Sale with a complete chain, please call today to arrange a viewing.

