



**JENKINS WAY**  
**FRENCHAY, BRISTOL, BS16 2NS**  
**ASKING PRICE £300,000**



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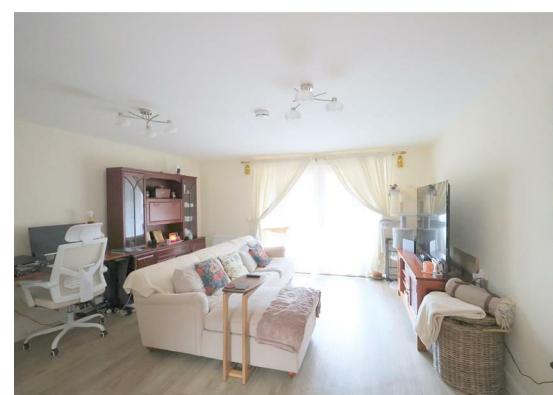
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1



B



## Ground Floor Apartment

### Entrance Hall

### Lounge/Dining Room

15'3" x 14'9"

### Kitchen

9'4" x 8'10"

### Family Bathroom

6'7" x 6'4"

### Bedroom One

13'1" x 11'5"

### En suite Shower Room

7'3" x 4'9"

### Bedroom Two

10'4" x 9'1"

### Outside

### Balcony

19'9" x 4'3"



We are excited to bring to the market this luxury two double bedroom ground floor 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 with glass balustrade. The kitchen offers a selection of contrasting wall and base units with matching work tops and upstand. Appliances include a built in double oven, four ring electric hob, extractor hood, dishwasher and fridge/freezer.

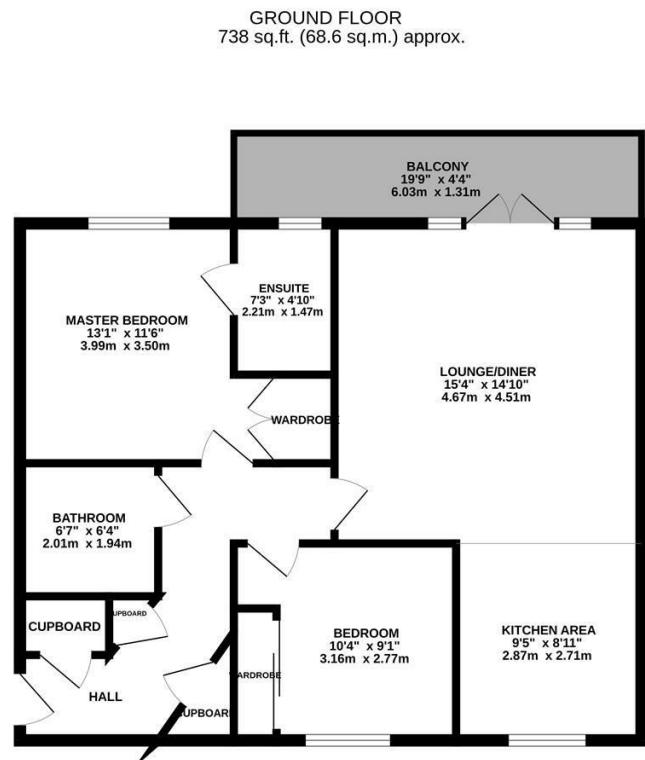
Bedrooms one and two are both double in size with the principal bedroom benefitting fitted wardrobes and a contemporary ensuite shower room with large walk in fully tiled shower enclosure, wash hand basin and WC. Completing the accommodation is a lavish three piece bathroom with mains plumbed shower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



## FLOOR PLAN



## AREA MAP



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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