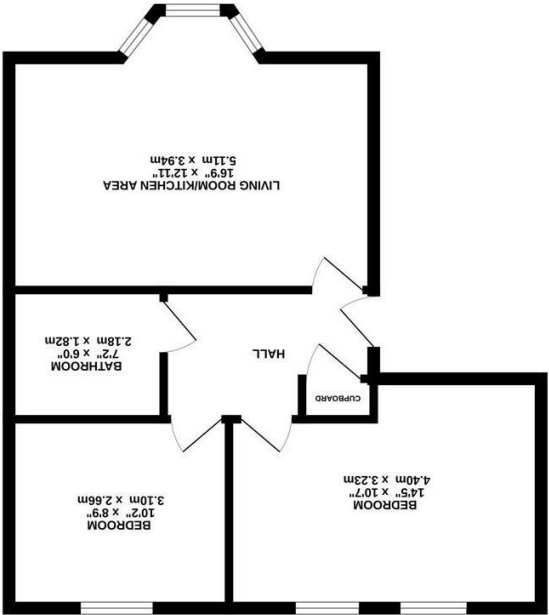




FLOOR PLAN



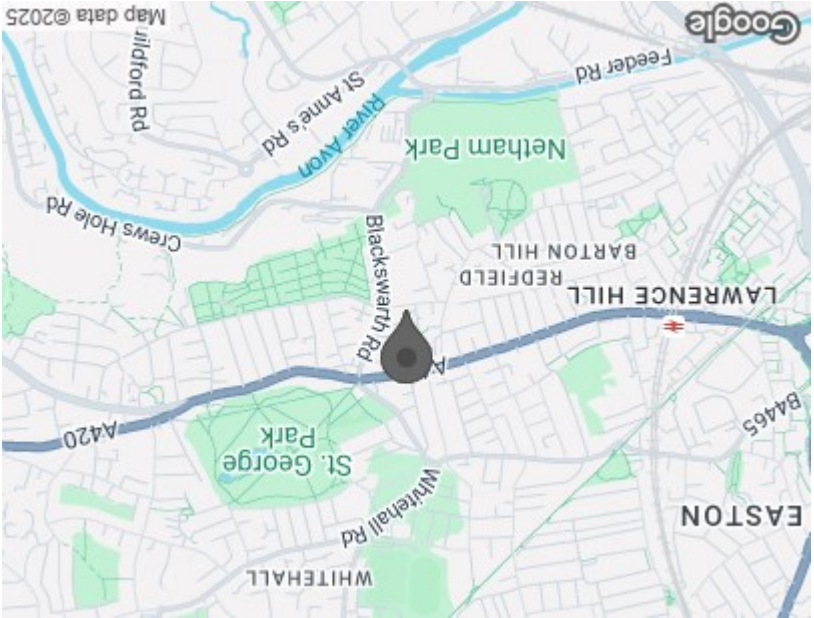
GROUND FLOOR
522 sq. ft. (48.5 sq.m.) approx.

These energy efficiency labels have been placed on the exterior of the building to provide a visual indication of the energy performance of the building. The energy performance of the building is determined by the energy rating, which is based on the energy consumption of the building. The energy rating is based on the energy consumption of the building, which is determined by the energy rating, which is based on the energy consumption of the building. The energy rating is based on the energy consumption of the building, which is determined by the energy rating, which is based on the energy consumption of the building.

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

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



AREA MAP



VICTORIA PLACE

PILE MARSH, ST GEORGE, BS5 9NP

OFFERS OVER £210,000



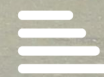
2



1



1



C



Ground Floor

Communal Hall

Entrance Hall

9'8" x 6'0" max (3'3" min)

Lounge/Kitchen

16'9" x 12'11" max (10'7" min)

Bedroom One

14'5" x 10'7" max (8'9" min)

Bedroom Two

10'2" x 8'8"

Bathroom

6'7" x 5'11"

Outside

Allocated Parking Space

Communal Garden



M.Coleman Estate Agents are delighted to offer to the market this two bedroom purpose built apartment. Positioned on the ground floor of this popular development and to be sold with NO ONWARD CHAIN and gated parking area with allocated space.

Upon entering the home, you are greeted with a welcoming entrance hall that gives access to all of the accommodation. The heart of this home is no doubt the open plan living space encapsulating living, dining and kitchen areas; further benefitting from a bay window to the front elevation.

The kitchen has a range of wall and base units offering ample storage and integrated appliances include a fridge freezer, washer dryer, electric oven, hob and extractor.

Both of the two bedrooms are well proportioned spacious doubles. The family bathroom is fitted with a white three-piece suite with a mixer shower over the bath and fully tiled walls.

Externally the property benefits from an allocated parking space accessed via electric gates plus a communal garden.

The property is situated 1.6 miles from Cabot Circus and just a short walk from the popular St Georges Park and vibrant Church Road offering a selection of cafes, bars and delis. The City Centre is easily accessible by car, bus or bicycle.

