



**Hornbeam Close,
Bristol, BS32 8FE**

**PRICE: Asking Price
£205,000**

Property Features

- Ground Floor Apartment
- Two Double Bedrooms
- Lounge/Kitchen/Diner
- En-Suite Shower Room
- Family Bathroom
- Off Street Parking for One Vehicle
- Gas Central Heating
- Close to Local Shops & Amenities

Full Description

Communal Entrance Area

With door leading through to further communal hallway with door to the property and side door leading to the parking space and bin store areas.

Entrance Hall

Entrance door, entry via secure entry phone, double glazed window, built in storage cupboard, airing cupboard, doors to rooms, tiled flooring, radiator.

Open Plan Kitchen/Lounge/Diner

11'10 x 9'10 (3.61m x 3.00m)

Lounge/Diner Area - Double glazed window, double glazed door and window leading to outside seating area, television point, telephone point, laminate flooring, two radiators. Kitchen area - 11'10 x 8'10 double glazed window, fitted with a range of wall and base units with roll edge work-surfaces over, integrated electric oven and electric hob with extractor over, space for washing machine, space for slim/line dishwasher, space for fridge/freezer, one and a half bowl sink and drainer unit, laminate flooring.

Bedroom One

18'1 (max) x 10'2 (max) (5.51m (max) x 3.10m (max))
Double glazed window, built in wardrobes, door to the en-suite, telephone point, radiator, laminate flooring.

Bedroom Two

13'9 x 8'6 (4.19m x 2.59m)

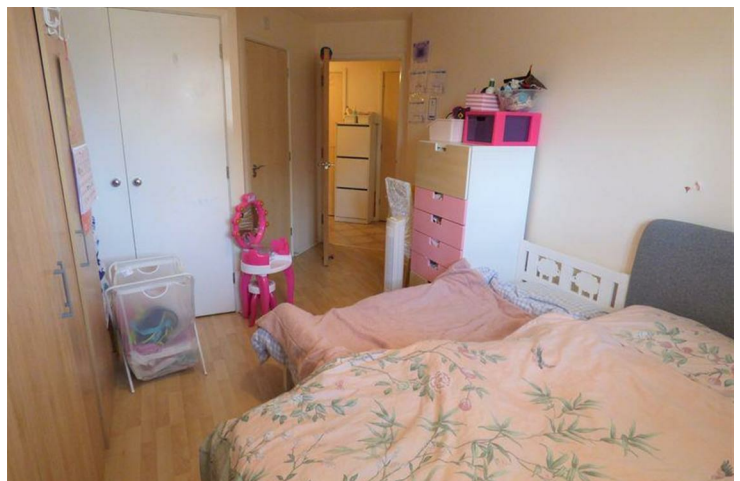
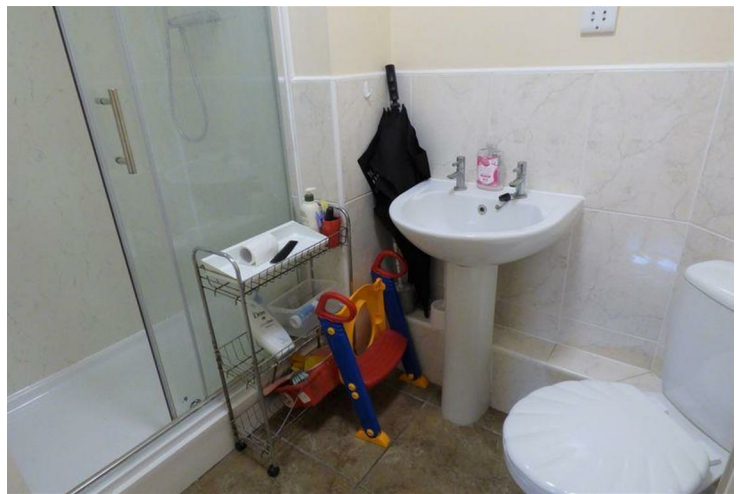
Double glazed window, telephone point, radiator.

Bathroom

6'11 x 6'3 (2.11m x 1.91m)

Double glazed obscure window, low level w.c., wash hand basin, panelled bath with shower off mixer tap, part tiled walls, extractor, shaver point, radiator.

Outside



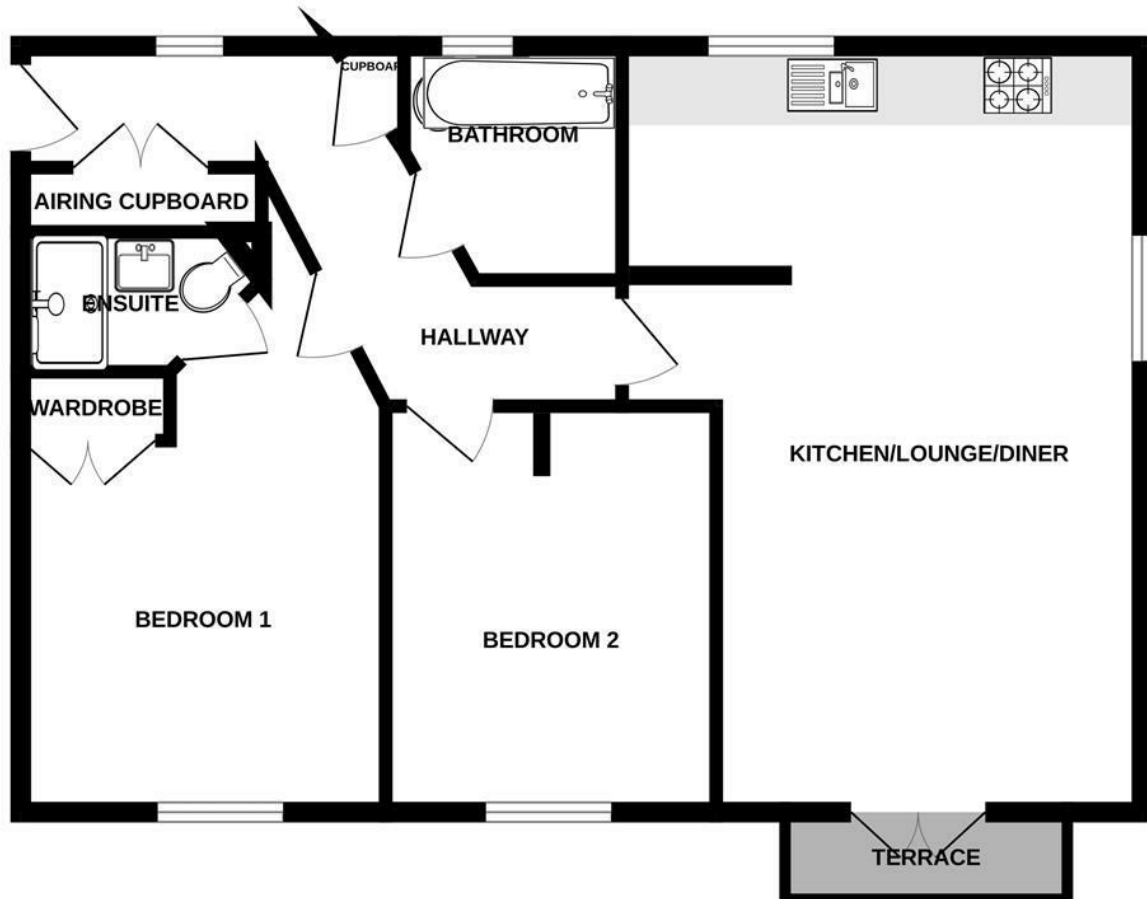
Allocated off street parking for one vehicle, communal bin store.



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		
	77	77
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements