



**Nicholls Court Nicholls Lane,
BRISTOL, BS36 1NX**

PRICE: £240,000

Property Features

- Top Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room
- Lounge/Dining Room
- Communal Gardens
- Garage
- Long Lease
- No Chain

Full Description

Communal Entrance Hall
Stairs to

Hallway
Smoke detector, textured ceiling, wall mounted electric heater, walk in storage cupboard with shelving, intercom.

Lounge Area
17'2" x 11'7" (5.23 x 3.53)
Double glazed window to the front, double glazed door leading to balcony overlooking the rear garden, coved and textured ceiling, television point, wall light points, under floor heating.

Dining Area
6'7" x 13'0" (2.01 x 3.96)
Double glazed window to the rear, coved and textured ceiling, under floor heating.

Kitchen
9'11" x 10'2" (3.02 x 3.1)
Double glazed window to the rear, fitted with a range of wall and base units with roll edge work-surfaces over, space for fridge/freezer, space for cooker, space for washing machine, one and a half bowl single drainer sink unit with mixer tap over, tiled splash-backs, extractor fan, wall mounted electric radiator, textured ceiling.

Bedroom 1
9'11" x 9'8" (3.02 x 2.95)
Double glazed window to the front, textured ceiling, under floor heating, built in wardrobes with hanging space and shelving.



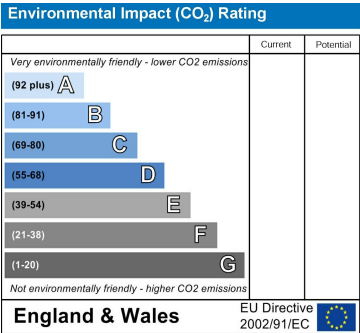
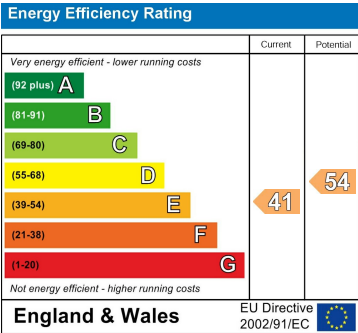
En-Suite Shower Room
Built in corner shower cubicle with shower over, low level w.c., vanity wash hash basin, part tiled walls, shaver point with light, extractor.

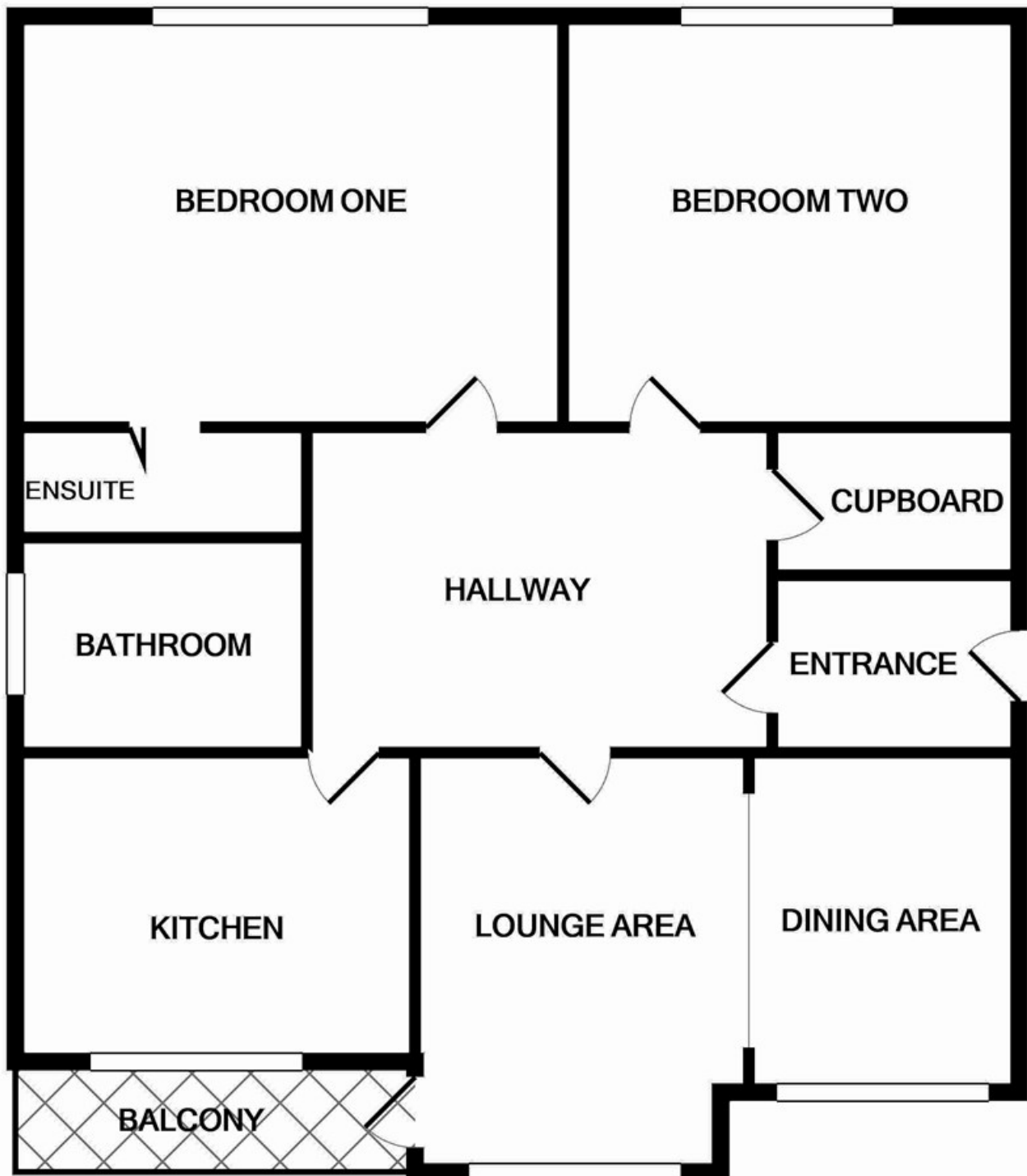
Bedroom 2
10'0" x 9'11" (3.05 x 3.02)
Double glazed window to the front, textured ceiling, under floor heating.

Bathroom
fitted suite comprising panel bath with electric shower over, low level WC, pedestal wash hand basin, heated towel rail, door to airing cupboard housing the hot water tank.

Garage
Single garage with up and over, power and lighting.

Communal Gardens
Mainly laid to lawn with mature trees and shrubs.





Measurements are approximate. Not to scale. Illustrative purposes only
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