



£450,000

25 Broadway Road, Bishopston, Bristol, BS7 8ES

2 The Promenade, Bristol, BS7 8AL

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25 Broadway Road Bishopston, Bristol, BS7 8ES

A very spacious (1154 sq ft) and light penthouse apartment on a tree lined road in Bishopston.

This tastefully renovated home is spread across the top floor of this Victorian building and comprises a living room, large kitchen/ dining room, two double bedrooms and a bathroom. There is also easy potential for a three bedroom configuration if required (at the expense of a seperate living room).

The main entrance to the building is on Codrington Road and opens into a shared hallway with stairs leading up to the top of the building. The front door of the property opens into an inner hallway with doors which link all rooms. The impressive 18'5 x 15'3 kitchen /dining room has recently fitted shaker style units with integrated appliances and a solid wood worktop. The sociable design incorporates a peninsula with space for bar stool seating beneath. The kitchen area itself has a herringbone patterned floor which transitions into carpet in the sitting/dining area. A total of seven windows flood the room with natural light, while offering far reaching rooftop views towards the city centre. At the opposite end of the apartment the living room shares the same aspect and views with four windows and has been newly carpeted.

Two large double bedrooms sit opposite one another at the rear of the apartment; both bedrooms have been freshly decorated and carpeted, maintaining the theme throughout. To complete the property, the bathroom sits centrally off the hallway and has a modern white suite which includes both a bath and shower cubicle. Three windows face the front, while the floor has been finished with herringbone floor tiles.

This is an exceptional home in a great location in easy reach of all the amenities of Gloucester Road



and within the Redland Green school APR.

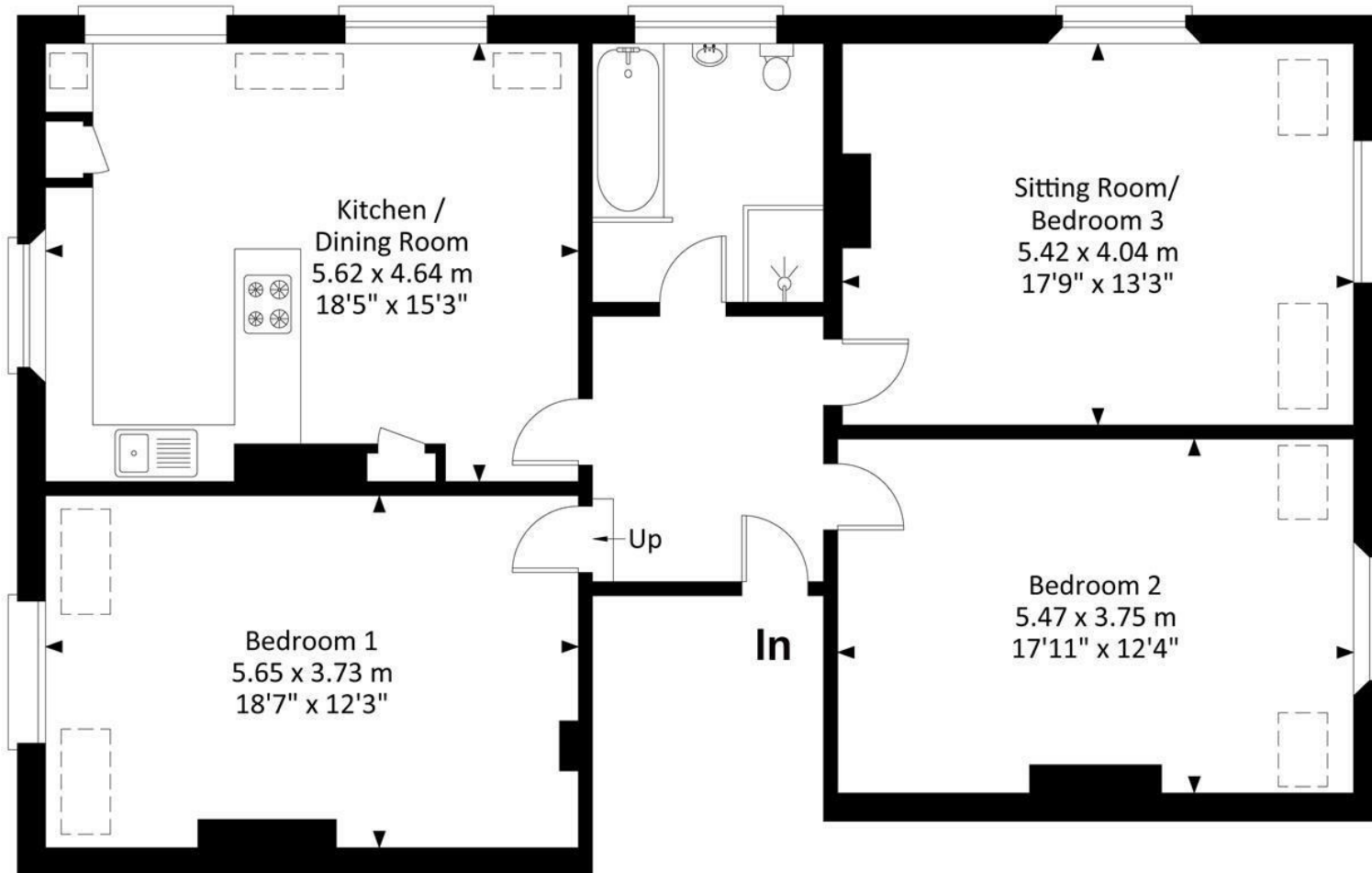
Offered with no onward chain.





Flat 4, 25 Broadway Road, Bishopston, Bristol, BS7 8ES

Approximate Gross Internal Area = 107.24 sq m / 1154.32 sq ft



Second Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	



elephant 

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