



£279,000

229 Grace Apartments College Road, Bishopston, Bristol, BS7 9LU

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229 Grace Apartments College
Road
Bishopston, Bristol, BS7 9LU

This modern and stylish two double bedroom apartment located within the popular Grace Apartments which forms part of the County Cricket Ground development and benefits from secure underground parking and is offered with No onward chain. The accommodation comprises open plan kitchen/living/dining room, Two double bedrooms, master with en-suite, bathroom and utility room. The contemporary kitchen suite consists of a range of wall, drawer and base units with cream matt finish, integrated fridge/freezer, cooker and hob. Floor to ceiling windows in the living room provide an open aspect to the front of the development.

The master bedroom has been neutrally decorated and features a floor to ceiling window and en-suite shower room complete with modern suite and walk-in shower with contrasting tiles. The second double bedroom is light and bright and is currently used as a child's bedroom. To complete the accommodation is a smartly finished bathroom with white suite and complementary grey wall tiles. Outside the property benefits from having access to a communal viewing platform which overlooks the Cricket ground itself.



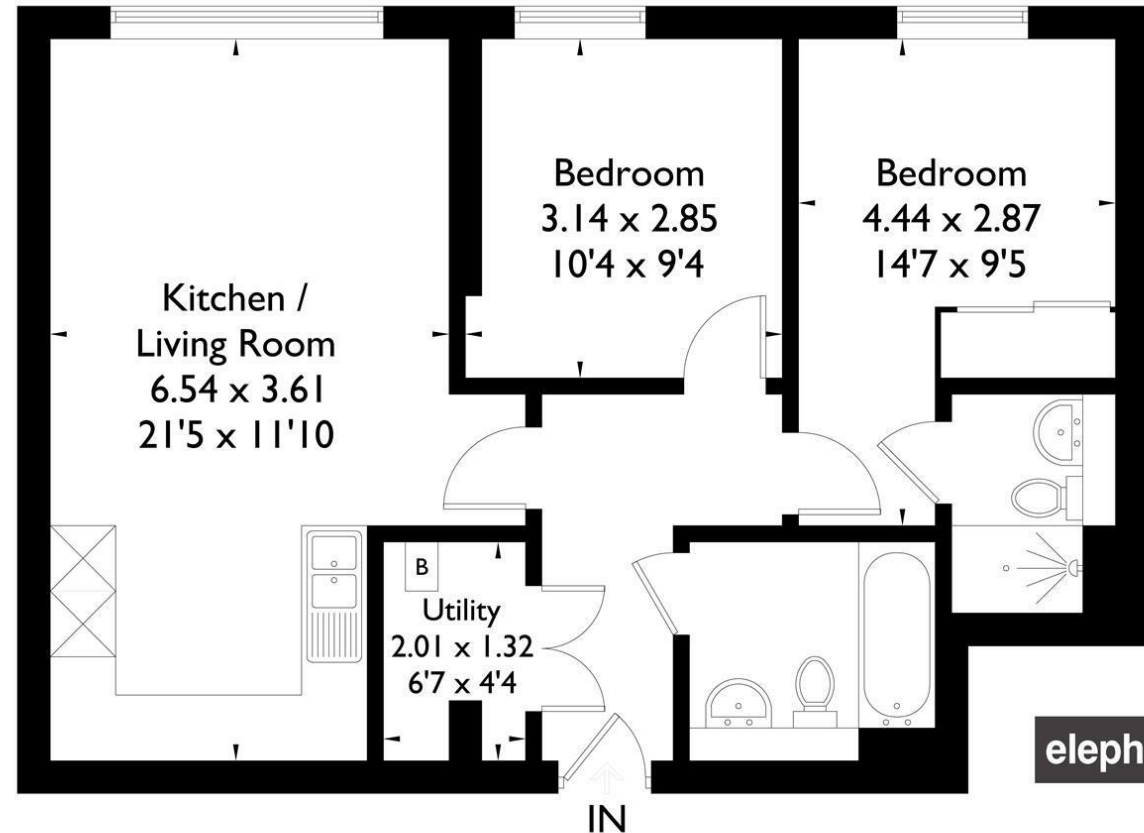
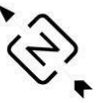
Grace Apartments is well located with good access to Gloucester Road with it's eclectic mix of cafes, bars, shops and restaurants.





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Approximate Gross Internal Area
62.1 sq m / 668 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-91) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(21-34) E</p> <p>(11-33) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	