

DUCIE COURT

STAPLE HILL, BRISTOL, BS16 5JR

£200,000

2 1 1 C













Entrance Hallway

Entrance

Lounge/Dining Area
11'10" x 10'2"

Kitchen Area
9'1" x 6'5"

Hallway

Master Bedroom
12'4" x 10'2"

Bedroom Two
12'2" x 8'3"

Bathroom
5'10" x 5'5"

Outside

Communal Garden

Off Street Parking

A superb opportunity to acquire this purpose-built, ground floor two bedroom apartment in Ducie Court, offered with NO ONWARD CHAIN and beautifully presented throughout. Perfect for first-time buyers, downsizers or investors, this home delivers modern living in a sought-after location.

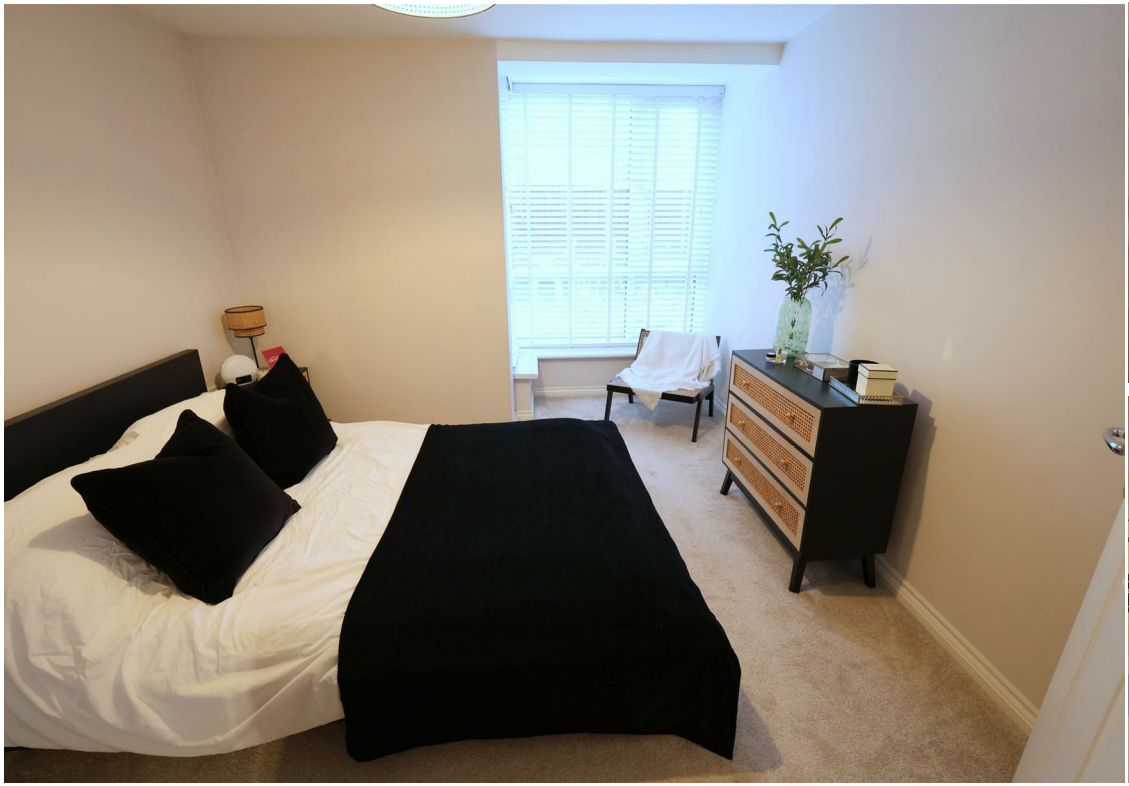
Step inside to discover a welcoming open-plan living space, thoughtfully designed for contemporary day-to-day life. The lounge flows effortlessly into a sleek, modern kitchen featuring a stylish range of dark blue wall and base units with brass handles complemented by a practical breakfast bar – an ideal spot for casual dining. Integrated appliances include an oven, electric hob, extractor and fridge freezer with additional space for a washing machine.

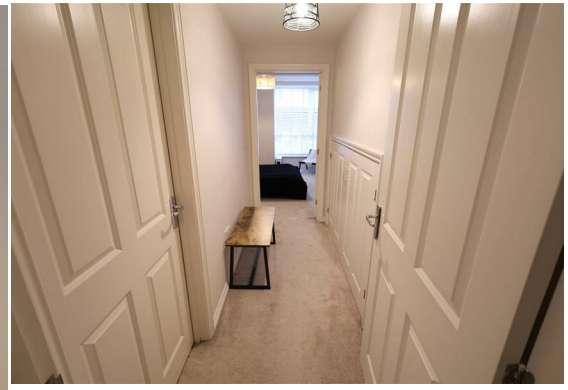
The inner hallway offers a useful storage cupboard and leads to both double bedrooms, each generous in size and filled with natural light. Completing the accommodation is a bathroom with a white three-piece suite and an obscured double-glazed window for privacy.

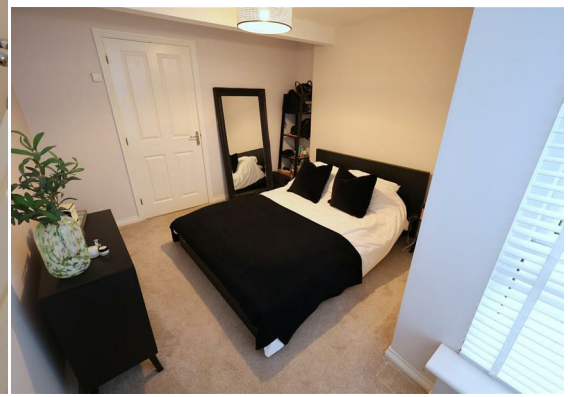
Outside this home benefits from allocated parking, a valuable asset in this area.

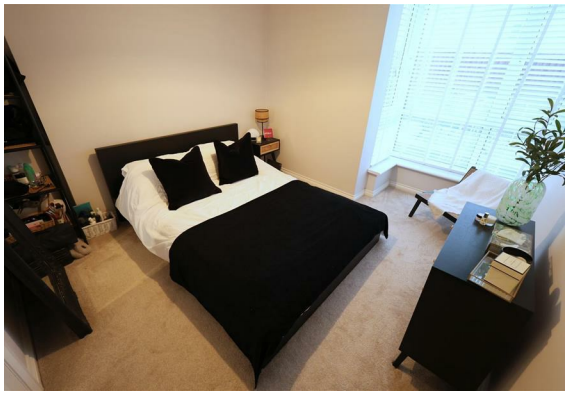
Situated in a highly desirable part of Bristol, Ducie Court offers excellent access to local amenities. Just a short distance away is the vibrant Staple Hill High Street, boasting an array of independent shops, cafes, pubs and restaurants. Outdoor enthusiasts will appreciate proximity to Page Park with its green open spaces, community events and children's play areas, as well as the Bristol-Bath cycle path – perfect for leisurely walks, cycling and connecting to the wider region.

Early viewing is strongly recommended to appreciate all that this fantastic property has to offer.





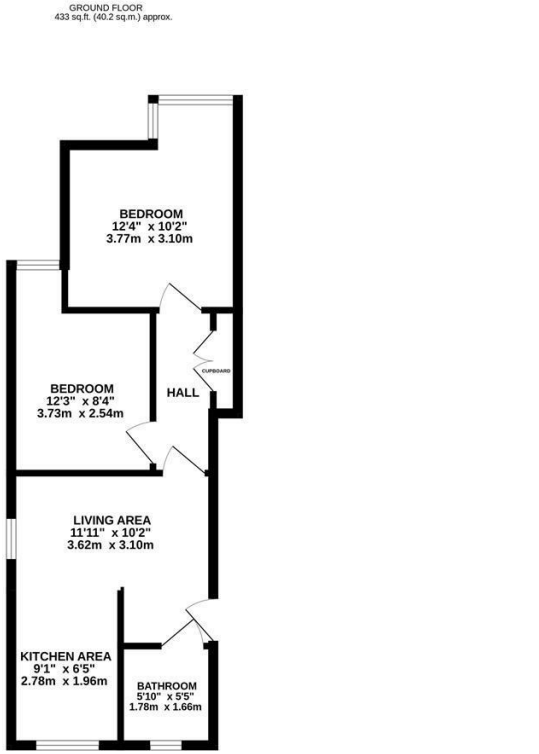








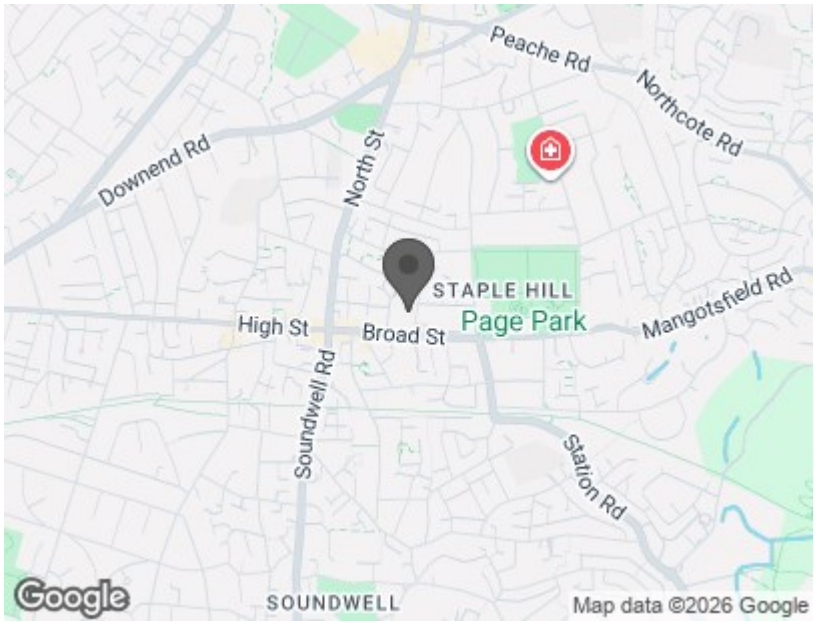
FLOOR PLAN

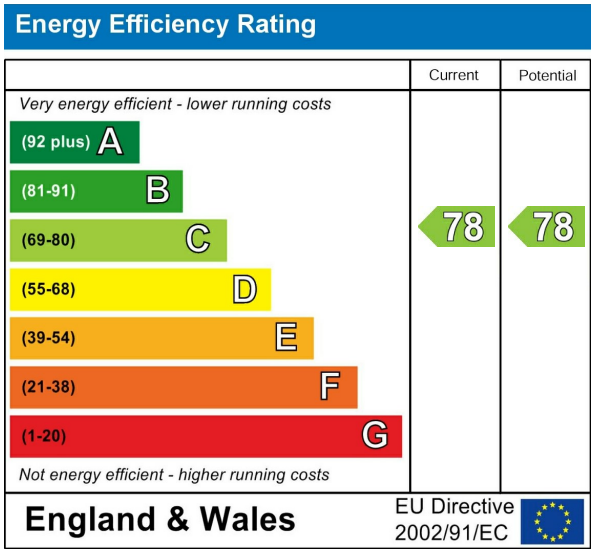


TOTAL FLOOR AREA : 433 sq.ft. (40.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP





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