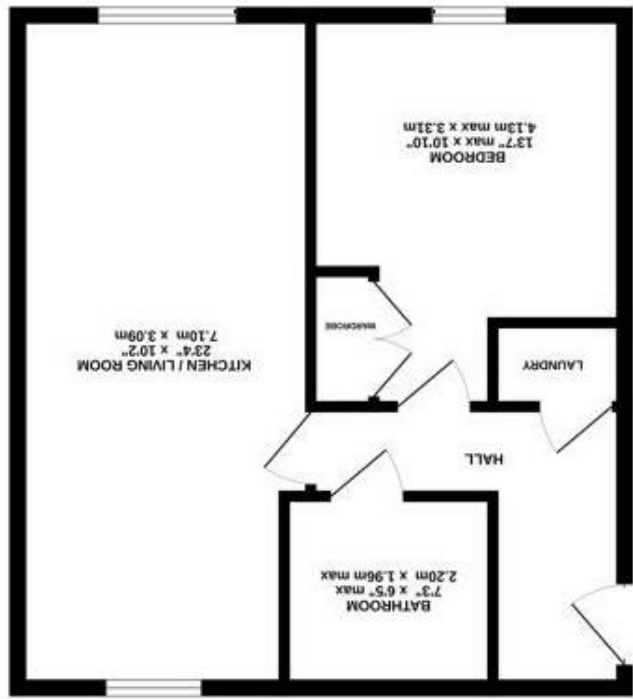


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm should not be taken to have authorised any representation or warranty in respect of the property.

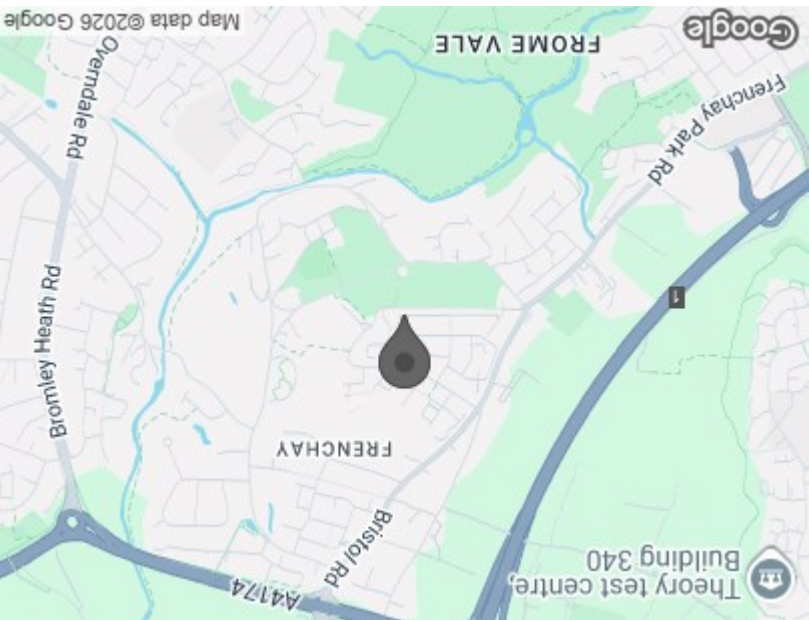


Energy Performance Certificate (EPC) information. The energy performance certificate (EPC) is a document that shows how energy efficient a property is. It is based on a standard calculation of the energy performance of the property. The energy performance certificate (EPC) is a document that shows how energy efficient a property is. It is based on a standard calculation of the energy performance of the property.



GROUND FLOOR
490 sq. ft. (45.5 sq.m.) approx.

FLOOR PLAN



AREA MAP

Energy Efficiency Rating	
Potential	83
Current	83
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	
EU Directive 2002/91/EC England & Wales	



JENKINS WAY
FRENCHAY, BRISTOL, BS16 2NS

£230,000





GROUND FLOOR

Communal Hall

Entrance

Hall

Kitchen/Living Room

23'4 x 10'2

Bedroom

13'7 max x 10'10

Bathroom

7'3 x 6'5 max

Laundry Cupboard

Outside

Allocated Parking

Communal Bike Store



M.Coleman are delighted to offer for sale this beautifully presented one bedroom apartment positioned on the ground floor of a well-maintained modern development in the ever-popular area of Frenchay.

The front door opens to a welcoming hallway giving an immediate sense of the space and quality that flows throughout. Stylish Amtico flooring extends into the bathroom and the impressive open plan living space.

This fabulous room benefits from a dual aspect with a floor-to-ceiling double glazed window flooding the room with natural light and framing lovely green views, creating a bright and airy space with clearly defined areas for seating and dining.

The kitchen is fitted with a range of contemporary wall and base units in high-gloss finish with wood-effect work surfaces and brushed steel handles. Integrated appliances include a fridge/freezer, eye-level double oven and dishwasher, ensuring a sleek and practical workspace for everyday cooking and entertaining.

The double bedroom features a fitted wardrobe offering excellent storage and a tall double glazed window adding to the light and spacious feel. The bathroom is partially tiled and fitted with a modern white suite comprising a panelled bath with mains plumbed shower over, close coupled W.C. and wash basin.

There is a practical laundry cupboard accessed from the hall with space and plumbing for a washing machine along with useful additional shelving.

Externally the property enjoys an allocated parking space within a residents' car park positioned to the rear of the block along with a secure communal bike store.

Frenchay is renowned for its village atmosphere, leafy surroundings and strong community spirit. Set on the edge of the

Frome Valley, it offers picturesque riverside walks and amenities, along with highly regarded schools. Excellent road and rail links include the M32, M4 and Bristol Parkway Station, making it a perfect base for commuters.

