



Connells

Napoleon Avenue
Fishponds Bristol

Napoleon Avenue Fishponds Bristol BS16 2JJ

for sale offers over
£220,000



Property Description

This well-presented one-bedroom apartment offers a practical and spacious layout extending to approximately 503 sq. ft. and would make an excellent purchase for a first-time buyer, professional or investment purchaser. The accommodation is entered via a welcoming hallway providing access to the principal rooms. The standout feature of the property is the generously sized open-plan lounge/kitchen, measuring approximately 18'3" x 17'6", providing plenty of space for both living and dining furniture alongside the kitchen area. Multiple windows provide good levels of natural light and help create a bright and inviting living space. The bedroom is a comfortable double room measuring approximately 10'2" x 9'7", with space for bedroom furniture. Completing the accommodation is a well-proportioned bathroom with space for a full-size bath and associated sanitary fittings. With its spacious open-plan layout, good-sized double bedroom and approximately 46.7 sq. m. of internal accommodation, this apartment offers an excellent balance of space and practicality.

Entrance Hall

Entrance hall providing access to the bedroom, bathroom and main open-plan living accommodation, with useful space for coats and everyday storage.

Lounge/Kitchen

18' 3" x 17' 6" (5.56m x 5.33m)

An impressive open-plan living space forming

the heart of the apartment. The generous dimensions allow ample room for lounge and dining furniture, while the kitchen is incorporated into the room to create a sociable and practical layout. Multiple windows provide plenty of natural light.

Bedroom

10' 2" x 9' 7" (3.10m x 2.92m)

A well-proportioned double bedroom with window providing natural light and space for a double bed and additional bedroom furniture.

Bathroom

7' 10" x 6' 6" (2.39m x 1.98m)

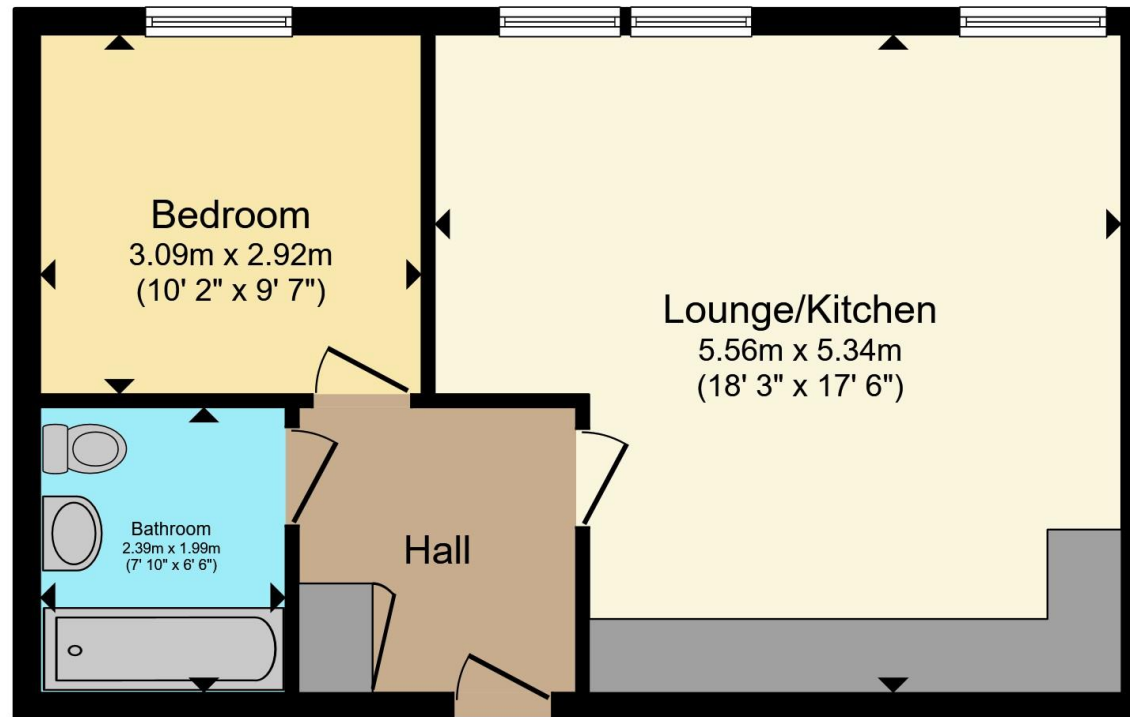
A good-sized bathroom arranged to accommodate a bath, wash hand basin and WC.

Agent's Note

Please note that an AML (Anti-Money Laundering) fee is payable by the buyer once an offer has been accepted. This fee covers the cost of carrying out the required identity verification and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.







Total floor area 46.7 m² (503 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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EPC Rating: C Council Tax
Band: A

Tenure: Freehold

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