2 Bed Flat located in Brislington

£1,600 Per Month

GREGORYS

ESTATE AGENTS

22 Long Fox Manor Bath Road
Brislington
Bristol
BS4 5RT

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Entrance
Entrance to the development is via double, electric gates and intercom system. A tree lined driveway leads to the visitor and then resident car park. Apartment 22 can be found in the main building and access is via the original grand entrance and further intercom system. Staircase to the first floor benefits natural light via the glazed Atrium roof.

Hallway
19'4" x 6'1"
Apartment door from the communal hallway, radiator, a shelved storage cupboard, wood effect flooring, feature spot lighting above the desk area, doors to rooms

Kitchen / Breakfast Room
13'5" x 8'5"
A selection of matching wall and base units with work surfaces over, ceramic one and a half bowl sink and drainer unit with extendable mixer taps over, further hot water tap, tiled splash back, space for a 'rangemaster' cooker with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, tiled flooring, breakfast bar with seating under, spot lighting, contemporary vertical radiator, wood effect flooring, glazed sash window with views to the rear aspect and the extensive grounds

Lounge / Diner
22'0" x 13'4"
A pair of glazed sash windows to the rear aspects with views of the grounds, an electric fire set in a matching surround and hearth, two radiators, wood effect flooring

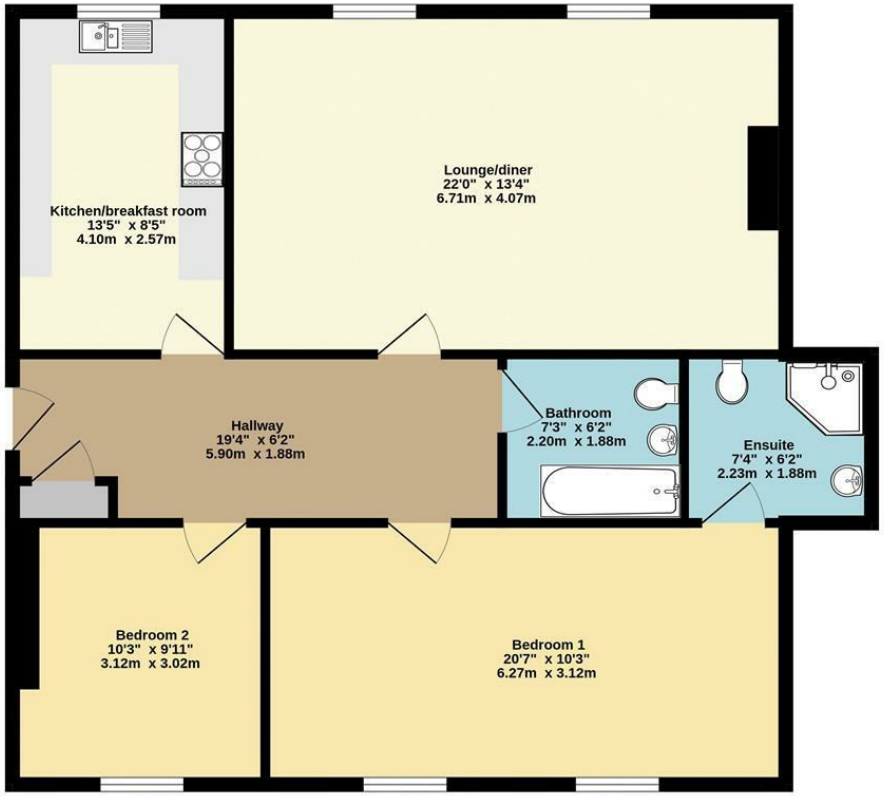
Bedroom One
20'7" x 10'3"
A pair of glazed sash windows to the front aspect, two radiators, door to the en-suite

En-Suite
7'4" x 6'2"
A three piece white suite comprising a low level wc, pedestal wash hand basin and shower enclosure, tiled splash backs, tiled flooring, spot lighting, extractor fan, heated towel radiator

Bedroom Two
10'3" x 9'11"
(Measurement taken to maximum point into bay) Glazed sash window to the front aspect, radiator, fitted wardrobes

Bathroom
7'3" x 6'2"
A three piece white suite comprising a low level wc, pedestal wash hand basin and panelled bath with shower mixer taps over, tiled splash backs, tiled flooring, radiator, spot lighting, extractor fan

Ground Floor
952 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 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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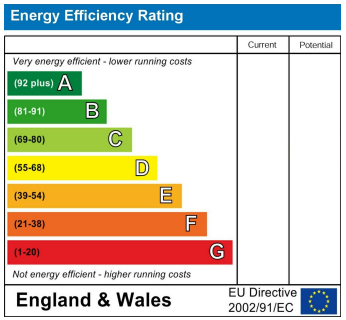

DIRECTIONS

CONTACT

Unit 1 Market Walk
Keynsham
Bristol
BS31 1FS

E: enquiries@gregorys.click
T: 01179 866644
gregorys.click

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