

HUNTERS[®]

HERE TO GET *you* THERE



Lansdowne

Penn Drive, Frenchay, BS16 1NL

£250,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are delighted to offer for sale with no onward chain this purpose built top floor flat which is located conveniently for access onto the Avon ring road, for the Metro bus service and for the Bristol cycle path. The property is also situated within easy reach of Bristol Parkway Station and for the Abbeywood Business Park.

Pleasant countryside walks towards Frenchay Common and along the Frome Valley Walkway towards Hambrook provide excellent outdoor recreational space.

The amenities of both Downend and Emersons Green are only a short drive away and include a variety of independent shops, supermarkets, restaurants, coffee shops, doctors surgeries and dental practices.

The spacious accommodation comprises; entrance hall, a large lounge/diner which leads onto an open balcony overlooking well maintained communal gardens, a kitchen with an integral oven & hob and a tall fridge freezer, a bathroom with an over bath shower system and three generous sized bedrooms. Bedroom two is currently displayed as a dining room.

Additional benefits include; under floor heating, double glazed windows, a washing machine which is located in the utility cupboard, a security entry system and a single sized garage which is situated in a nearby rank.

An internal viewing appointment is highly recommended.

ENTRANCE

Via a door with a security spy hole, leading into a vestibule.

VESTIBULE

Door leading into entrance hall.

ENTRANCE HALL

Storage cupboard, airing cupboard, telephone points, doors leading into all rooms.

LOUNGE/DINER

17'7" x 12'1" (5.36m x 3.68m)

Double glazed window to rear, coved ceiling, stone built fireplace housing an electric flame effect fire, TV aerial point, double glazed door leading onto balcony.

BALCONY

10'2" x 4'9" (3.10m x 1.45m)

Open balcony overlooking communal gardens, tiled floor, door leading into utility cupboard.

UTILITY CUPBOARD

Slated window to side, washing machine, shelving.

KITCHEN

10'8" x 6'9" (3.25m x 2.06m)

Double glazed window to rear, stainless steel single drainer sink unit with chrome mixer tap and tiled splash backs, range of fitted wall and base units incorporating an integral double electric oven with four ring ceramic hob with extractor fan over, roll edged worksurface and breakfast bar, tall fridge freezer.

BEDROOM ONE

12'1" x 11'9" (3.68m x 3.58m)

Double glazed window with window seat to front, coved ceiling.

BEDROOM TWO

11'8" x 7'0" (3.56m x 2.13m)

(currently used as a dining room) Double glazed window to front, built in double sliding fronted wardrobe with hanging rail and shelving.

BEDROOM THREE

11'8" x 7'0" (3.56m x 2.13m)

Double glazed window to front, coved ceiling, single fronted storage cupboard with shelving.

BATHROOM

8'1" x 6'4" (2.46m x 1.93m)

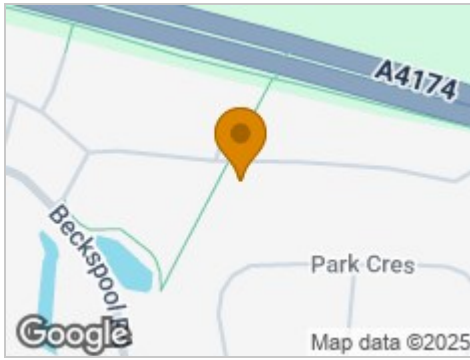
Opaque double glazed window to rear, white suite comprising; W.C. wash hand basin and panelled twin gripped bath with a Mira over bath shower system, tiled walls, chrome heated towel rail, two hidden storage units below wooden shelving.

GARAGE

Single garage with metal up and over door situated in a nearby rank.



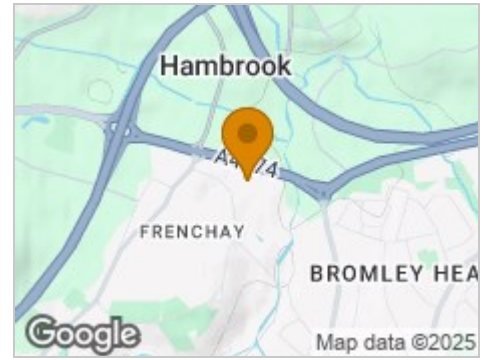
Road Map



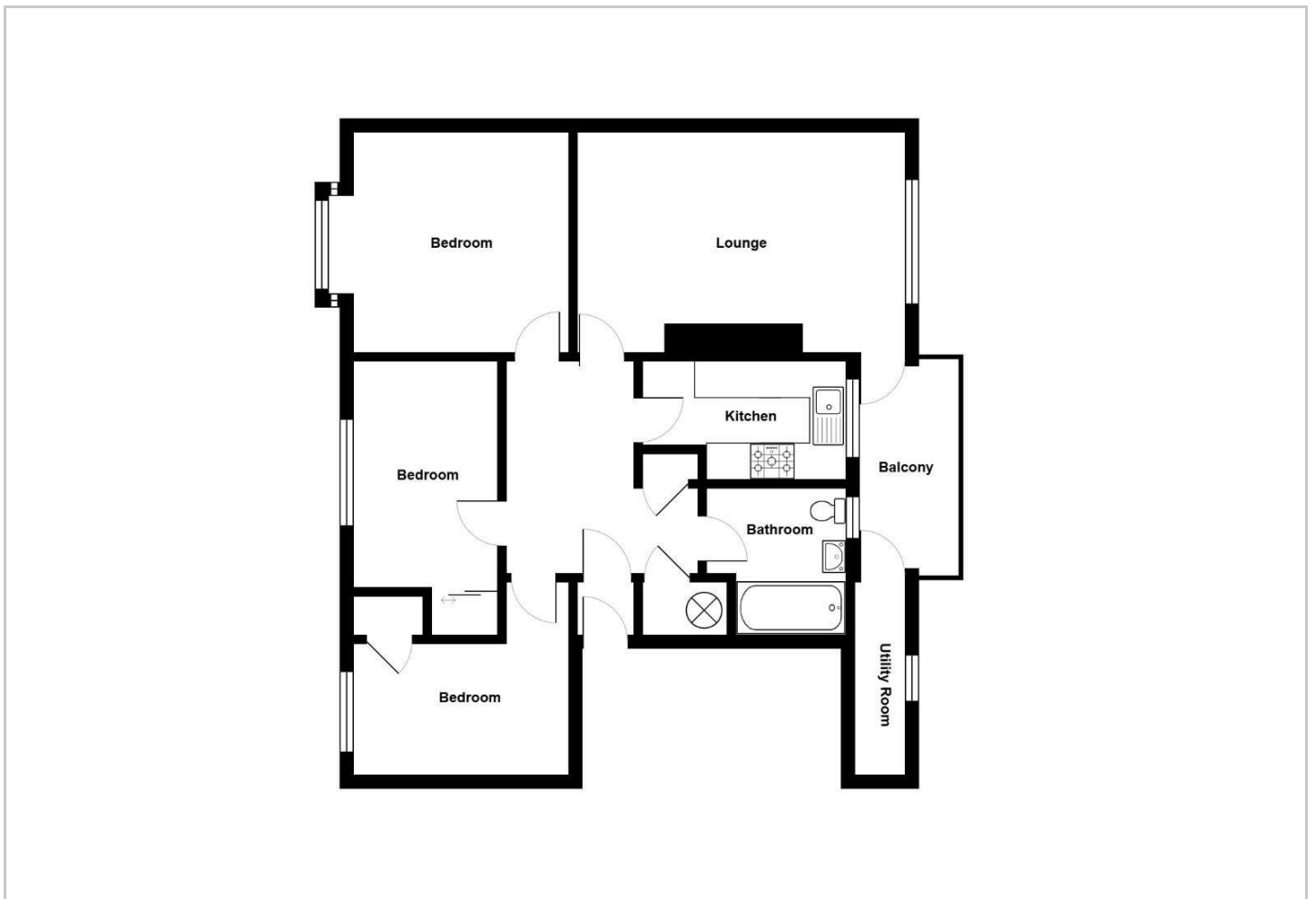
Hybrid Map



Terrain Map



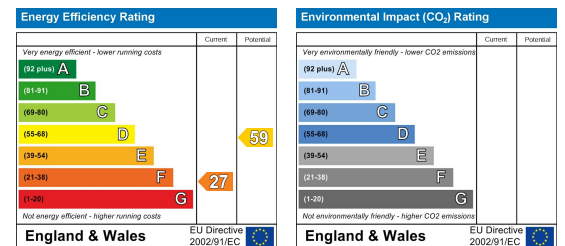
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.