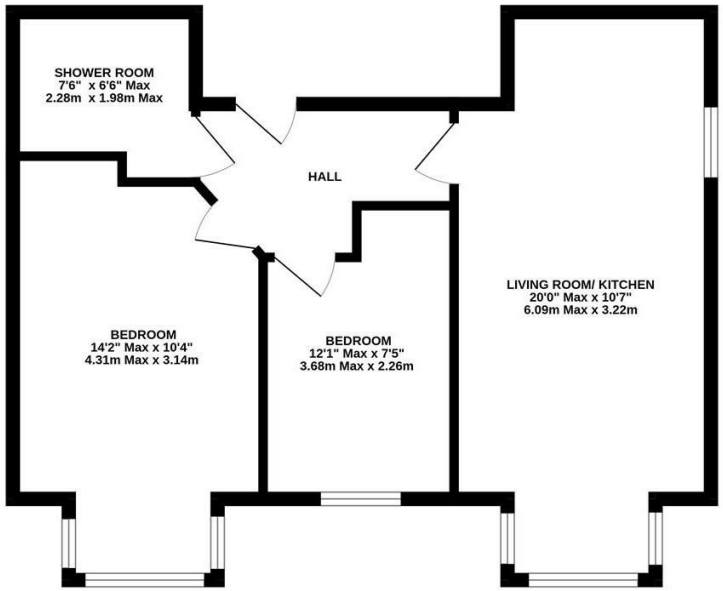
FLOOR PLAN

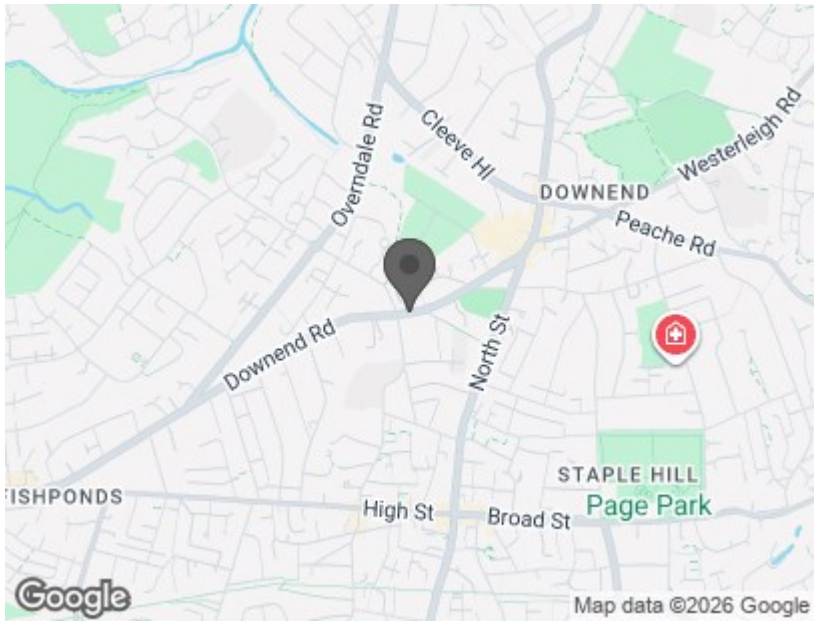
FIRST FLOOR
569 sq.ft. (52.8 sq.m.) approx.

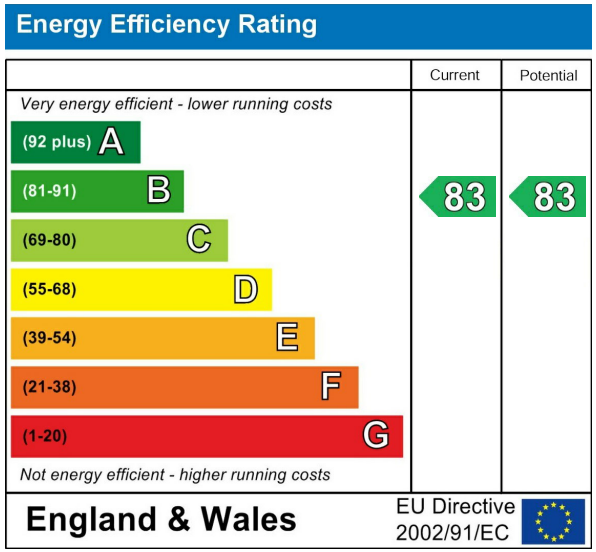


TOTAL FLOOR AREA : 569 sq.ft. (52.8 sq.m.) approx.

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





M Coleman ESTATE AGENTS

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



DOWNEND ROAD

DOWNEND, BRISTOL, BS16 5UF

£1,300 PER MONTH

2 1 1 B













Communal Entrance

Hallway

Living Room/Kitchen
20'0 max x 10'7

Bedroom
14'2 x 10'4

Bedroom
12'1 max x 7'5

Shower Room
7'6 x 6'6 max

External

Communal Gardens

Off Street Parking

AVAILABLE NOW
Perfectly positioned just a stone's throw from the vibrant heart of Downend, this stylish first-floor, purpose-built apartment offers contemporary living in a highly convenient setting.

Accessed via a central hallway the accommodation is thoughtfully arranged, with the hub of the home being an impressive open-plan living space. The lounge area is enhanced by a square bay window, drawing in an abundance of natural light and creating an inviting place to relax or entertain. The kitchen area is beautifully appointed with a range of wall and base units finished with sleek, white handleless high-gloss doors, complemented by contrasting worktops for a clean, modern aesthetic. Integrated appliances include a fridge/freezer, gas hob with extractor, slimline dishwasher and washing machine, while a breakfast bar provides a practical and sociable dining option.

There are two bedrooms, the principal being a well-proportioned double, both offering comfortable and versatile space. The contemporary shower room is fitted with a modern three-piece suite including a mains-fed walk-in shower, wash hand basin and WC, further complemented by a mirrored vanity unit providing useful storage.

Additional benefits include gas central heating, allocated parking for one vehicle, a secure bike store and access to a communal garden laid to South Cerney gravel.

Downend is a thriving and well-connected suburb, popular for its excellent range of independent shops, cafés and restaurants, alongside well-regarded schools and green open spaces. With easy access to Bristol city centre and major transport links, it remains a firm favourite for those seeking both convenience and community.

EPC - C
HOLDING DEPOSIT - £300.00
DEPOSIT - £1500.00











