

Flat 11, 51 Elm Lane, Bristol, BS6 6TY

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A beautifully presented and particularly light two double bedroom apartment with stunning panoramic views of Bristol, a large balcony offering a sunny aspect, secure underground parking and lift access to all floors.

This well situated development was constructed by Edward Ware homes some 19 years ago and ideally located in a quiet but convenient location close to the many amenities of Whiteladies Road and also moments away from the Durdham Downs.

The configuration of the apartment has been carefully considered with a lovely open plan, living/kitchen/dining space leading to the aforementioned spacious balcony which allows plenty of space for outside dining whilst enjoying some stunning views. There is also a generous entrance hallway with a large storage cupboard.

The beautifully presented, and recently installed kitchen breakfast room (by Kutchenhaus) has been finished to the highest of standards and offers plenty of storage in lots of wall and floor mounted units, the latter being topped with attractive corian work tops.

Both bathrooms have been finished to a high standard. There is a lovely shower room ensuite to the main bedroom and a further bathroom serving bedroom two.



2



1



2

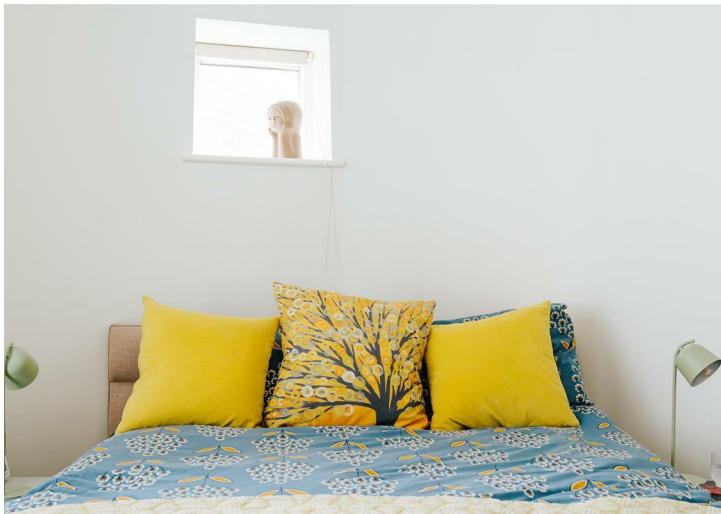
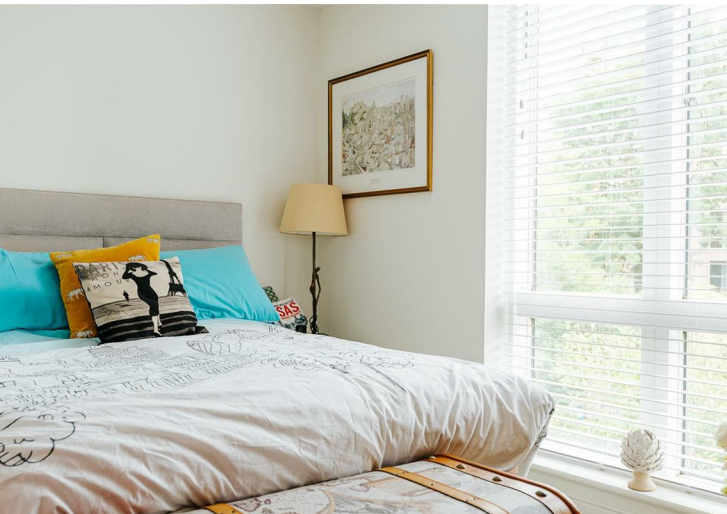


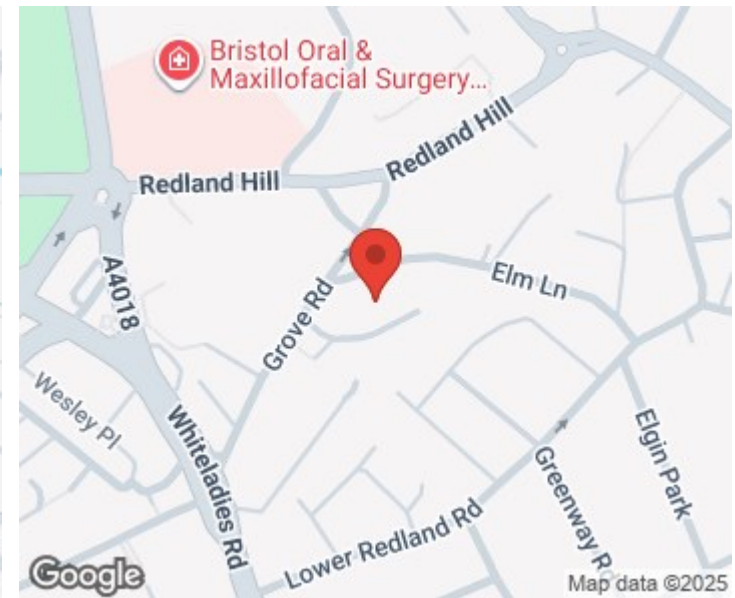
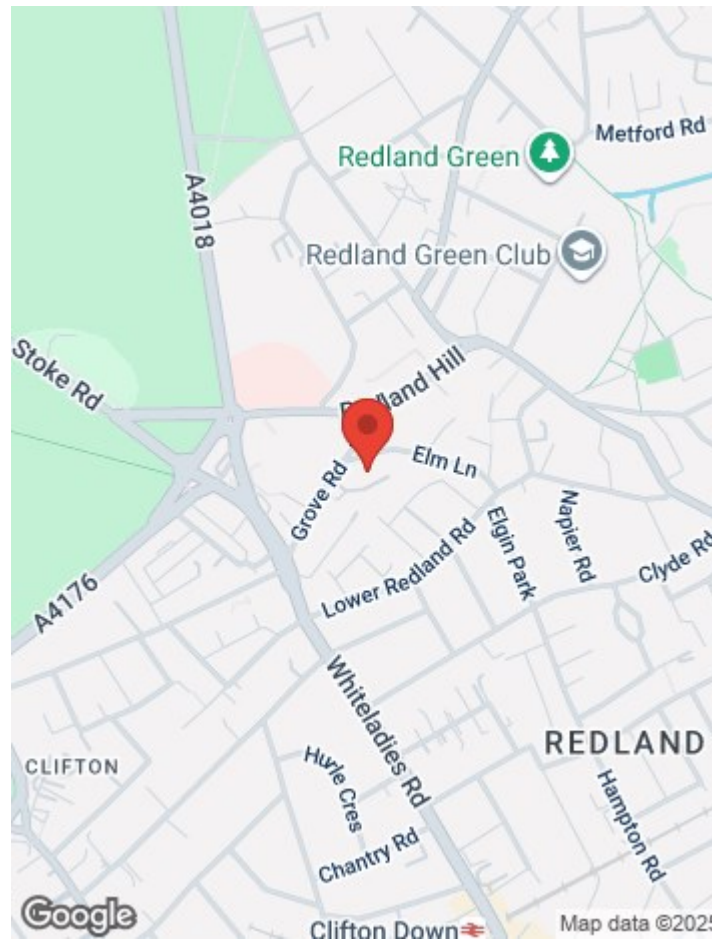
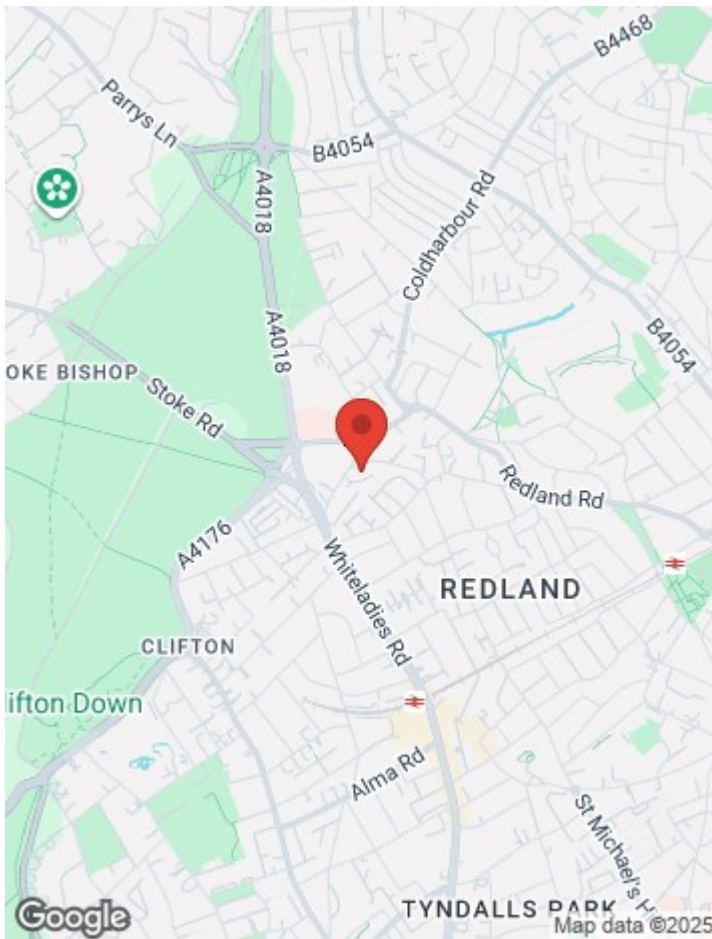
**Elm Lane,
Bristol BS6 6TY**

Approx. Gross Internal Area
973.81 Sq.Ft - 90.47 Sq.M



For illustrative purposes only. Not to scale.
Whilst every attempt has been made to ensure
accuracy of the floor plan all measurements are
approximate and no responsibility is taken for
any error, omission or misstatement.





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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

OTHER INFORMATION



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