



£269,950

6 Colston Court Berkeley Road, Bishopston, Bristol, BS7 8HX

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: [info@elephantlovesbristol.co.uk](mailto:info@elephantlovesbristol.co.uk)

Web: [www.elephantlovesbristol.co.uk](http://www.elephantlovesbristol.co.uk)



## 6 Colston Court Berkeley Road Bishopston, Bristol, BS7 8HX

Offered for sale with no onward chain, a two bedroom first floor flat with a garage, located in a cul-de-sac within Bishopston.

The property benefits its own private entrance, with a hallway providing access to the flats accommodation and a useful storage cupboard. To the rear of the flat is the light and bright living/dining area, benefitting wood floors, double glazed windows and ceiling coving. An opening leads to the kitchen which benefits a range of wall and base units with wood worktops. There is a mix of integrated appliances while providing space for a washing machine and a double glazed window to the side aspect. The principal bedroom which is a double has wood floors, double glazed windows and built in wardrobes. Adjacent is the second bedroom with built in wardrobes. Completing the flat is a smartly finished shower room, benefitting a double walk in shower, wash hand basin, W/C and floor to ceiling tiles. Externally the property benefits communal gardens and a garage.

6 Colston Court is a lovely two bedroom apartment, tucked in a quiet cul-de-sac location off Berkeley Road. The property is



within short reach of Gloucester Road, with a range of independent shops, cafes and bars. The property sits within the APR for Bishop Road and Redland Green.

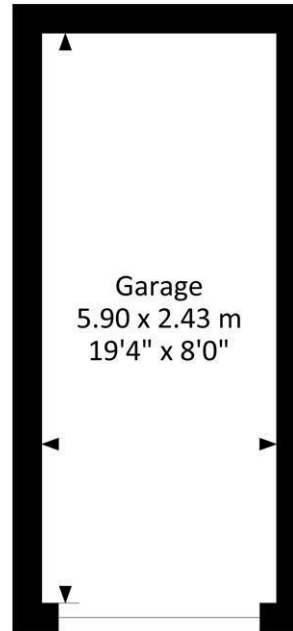




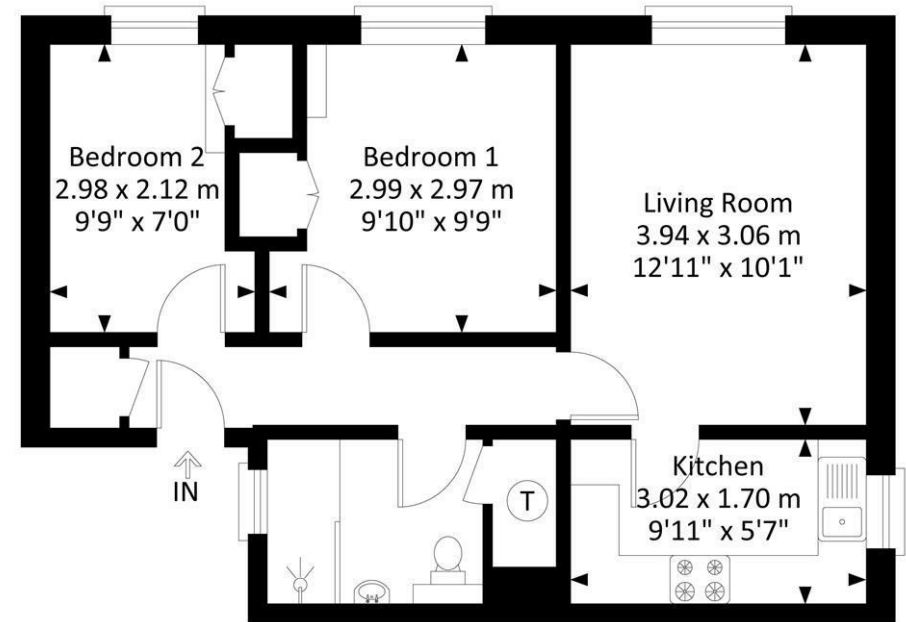


## 6 Colston Court, Berkeley Road, Bishopston, Bristol, BS7 8HX

Approximate Gross Internal Area = 59.17 sq m / 636.90 sq ft



Garage



First Floor

Illustration for identification purposes only, measurements and approximate, not to scale.

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

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