



£335,000

108 Graveney Apartments College Road, Bishopston, Bristol, BS7 9LR

2 The Promenade, Bristol, BS7 8AL

Tel: 0117 3700556

Email: info@elephantlovesbristol.co.uk

Web: www.elephantlovesbristol.co.uk

108 Graveney Apartments College
Road
Bishopston, Bristol, BS7 9LR

An immaculately presented purpose-built apartment with a balcony benefiting from panoramic views of the Gloucester County Cricket Ground. The light and bright accommodation features an open plan kitchen/living area, two double bedrooms, a master bedroom with en-suite, a stylish family bathroom and a secure underground parking space.

The main living space comprises an open-plan kitchen/living room that opens onto a balcony. The kitchen has been fitted with a range of contemporary white wall and base units with contrasting work-tops. The kitchen further benefits from an integrated oven/hob, fridge freezer and space for a dishwasher. Chrome fittings and recessed spotlights complete the overall look.

The master bedroom has a smartly finished en-suite shower room and a built-in mirrored wardrobe. Bedroom number two is located next door and is currently used as a guest bedroom. A stylish main bathroom is accessed from the hallway featuring a three-piece white suite with stainless steel fittings, tiled splash-backs and a heated towel rail.



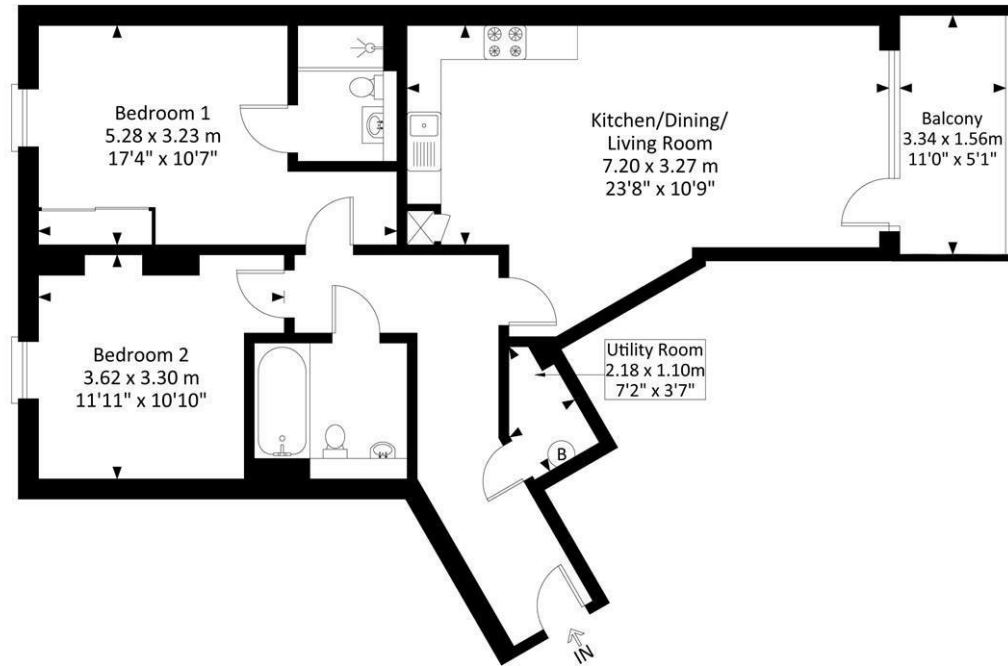
A useful storage/utility cupboard is located on the other side of the hall and houses the boiler and hot water tank, there is also ample space and plumbing for a washing machine. The property has an allocated and secure underground parking space and use of a bike store and communal roof terrace.

Graveney Apartments is set within an iconic development and benefits from easy access to Gloucester Road with its eclectic mix of cafes, bars, shops and restaurants.



108 Graveney Apartments, College Road, Bishopston, Bristol, BS7 9LR

Approximate Gross Internal Area = 71.70 sq m / 771.77 sq ft



First Floor

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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(61-91) B	
(69-80) C		(59-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Disclaimer: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.