



£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

Web: 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



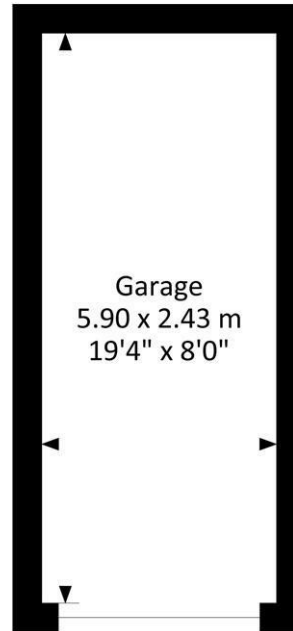
within short reach of Gloucester Road, with a range of independent shops, cafes and bars. The property sits within the APR for Bishop Road and Redland Green.



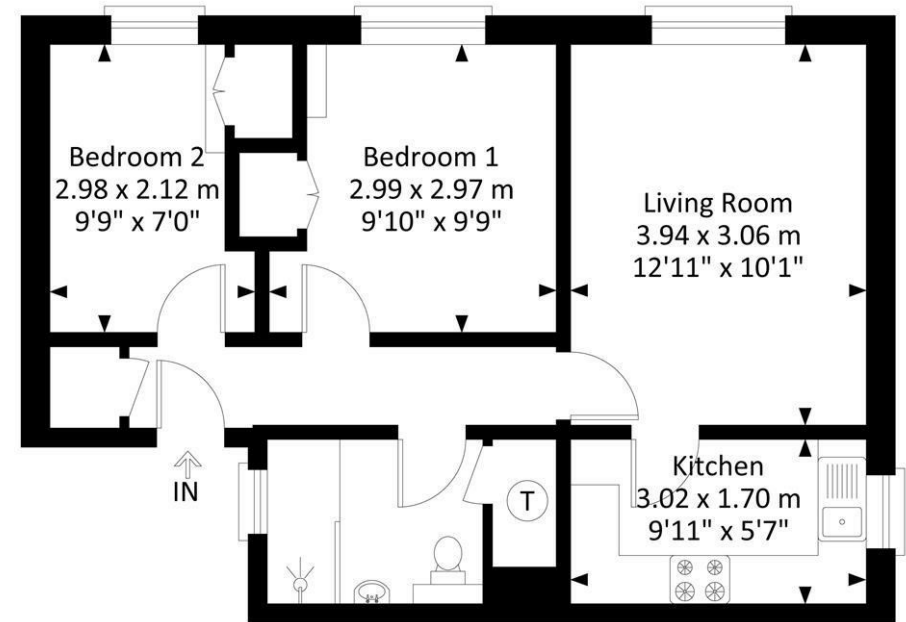


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Approximate Gross Internal Area = 59.17 sq m / 636.90 sq ft



Garage



First Floor

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) 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