





## THE BEECHES

FRENCHAY, BRISTOL, BS16 1PT

**ASKING PRICE £237,500**





## FIRST FLOOR APARTMENT

**Entrance Hall**

**Sitting Room**

17'8" x 12'2"

**Kitchen**

10'0" x 6'9"

**Bedroom One**

12'0" x 11'10"

**Bedroom Two**

12'0" x 11'6"

**Bathroom**

9'11" x 4'10"

**Enclosed Balcony**

9'9" x 4'1"

**Utility Room**

**OUTSIDE**

**Unallocated Parking**

**Communal Gardens**



### NO ONWARD CHAIN

A delightful and spacious two bedroom purpose built apartment occupying a pleasant position within the highly sought after location of Frenchay.

Situated on the first floor and offering flexible accommodation, the entrance door opens to the hallway and gives access to the kitchen, lounge, two double bedrooms, family bathroom and two large storage cupboards.

The lounge is a bright, airy room boasting a dual aspect with picture windows to the side and rear elevations offering wonderful green views and a glazed door to the enclosed balcony.

The kitchen has a range of modern wall and base units finished with sleek handlesless doors wood block work tops. There is a built in under counter electric oven and hob plus space for a fridge and freezer.

Both of the bedrooms are well proportioned doubles and benefit from large windows to the front elevation, bedroom two also benefits built in wardrobes.

The family bathroom room is partially tiled and fitted with a white three piece suite including a mains plumbed shower over the bath.

The enclosed balcony leads from the lounge has a tiled floor and overlooks communal gardens giving access to a utility room with space and plumbing for a washing machine.

The property is further enhanced with gas central heating which is a rare for these properties and has been fully rewired.

Externally the property benefits from well-tended communal gardens and unallocated off road parking.

The property is perfectly located for the open green space of Frenchay Common and charming walks along the River Frome. There is also easy access to the motorway networks of the M32, M4 and M5, Bristol Parkway Railway Station, Metro bus and the shopping centres at Filton Abbeywood, Emersons Green and Downend offering supermarkets, chemist, restaurants, cafes and other local shops.

