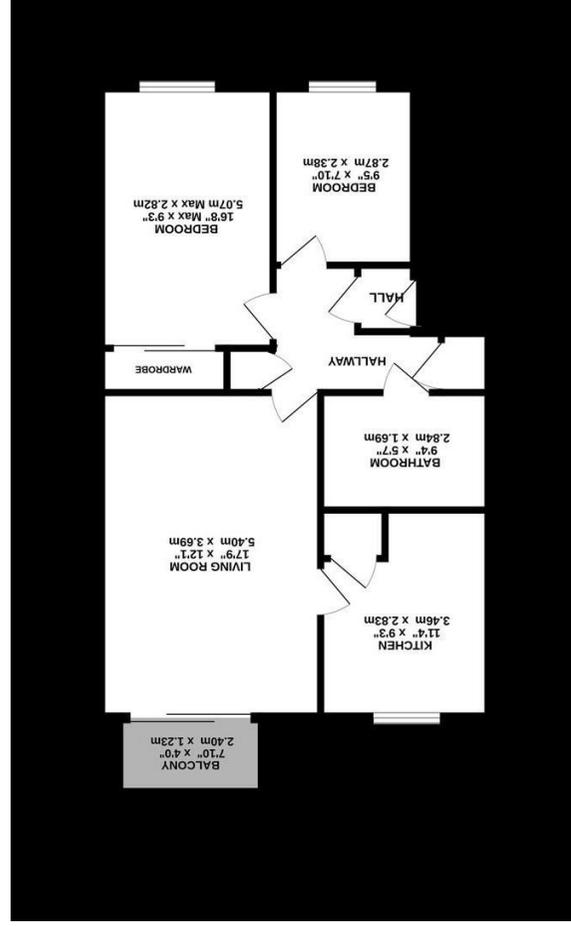
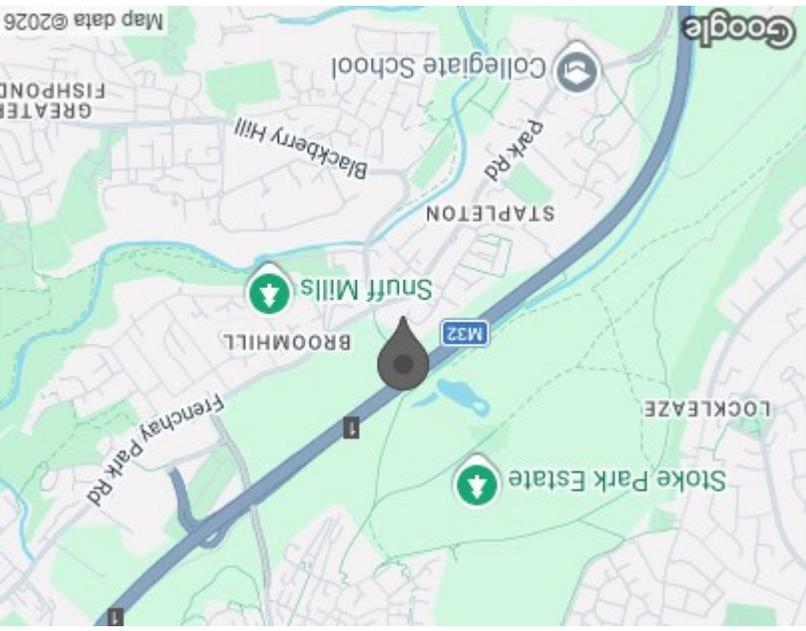




FLOOR PLAN



AREA MAP



Energy Efficiency Rating	
Potential	79
Current	70
England & Wales EU Directive 2002/91/EC	
Very energy efficient - lower running costs A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm employment has the authority to make or give any representation or warranty in respect of the property.



DUCHESS WAY
STAPLETON, BRISTOL, BS16 1BZ
ASKING PRICE £235,000





First Floor Apartment

Entrance Hall

Lounge/Dining Room

17'8" x 12'1"

Kitchen

11'4" x 9'3"

Bedroom One

16'7" x 9'3"

Bedroom Two

9'4" x 7'9"

Bathroom

9'3" x 5'6"

Balcony

7'10" x 4'0"

Outside

Communal Gardens

Garage

16'0" x 9'10" min (16'6" max)



Nestled in the charming area of Stapleton, Bristol, this delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for those wishing to live close to the City whilst being a short walk to the open spaces of Purdown, Snuff Mills and Frome Valley Conservation area.

The flat is located on the first floor and accessed via a communal entrance hall. As you enter the flat there is a spacious hall with two well appointed storage cupboards. The lounge is located to the rear of the property with patio doors that give access to a south facing balcony providing a serene outlook towards the picturesque Snuff Mills and the iconic clocktower. This inviting space is perfect for relaxation or entertaining guests, allowing you to enjoy the beauty of your surroundings.

The well-equipped kitchen also benefits a south facing aspect and boasts a range of wall and base units with a convenient breakfast bar for less informal meals. Appliances include a cooker and extractor fan plus there is space with plumbing for a dishwasher and a tall fridge/freezer.

To the front of the property is two generous bedrooms, with the larger of the bedroom benefitting built in wardrobes with mirror fronted sliding doors. Completing the accommodation is a fully tiled three piece bathroom with electric shower over bath.

The flat is set within beautifully tended communal gardens and further benefits a larger than average garage and unallocated off street parking, adding to the convenience of urban living.

This property is being sold with no onward chain.

Council Tax - Band B

