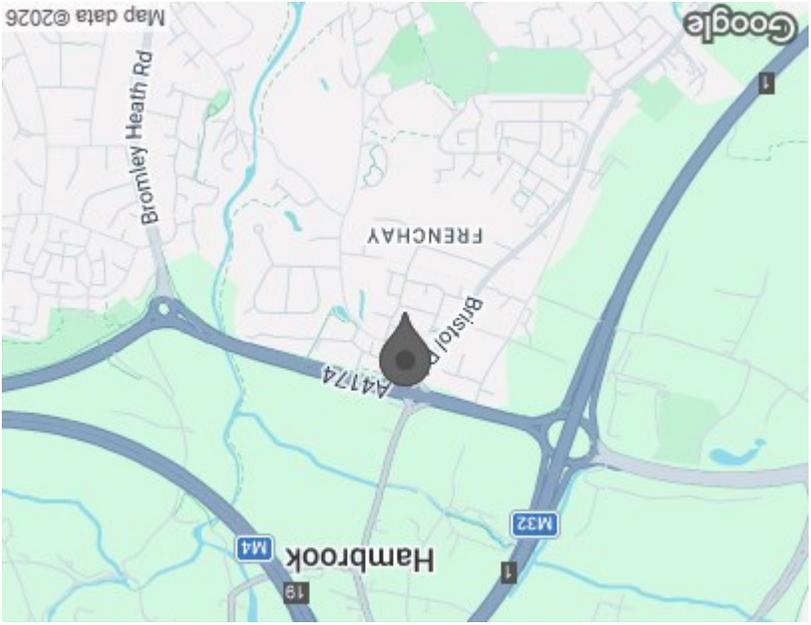




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

Energy Efficiency Rating	
Potential	Current
	79
	79
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	
England & Wales EU Directive 2002/91/EC	





THE BEECHES

FRENCHAY, BRISTOL, BS16 1PT

ASKING PRICE £237,500





FIRST FLOOR APARTMENT

Entrance Hall

Sitting Room

Kitchen

Bedroom One

Bedroom Two

Bathroom

Enclosed Balcony

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.

