



ALEXANDER ROAD
FRENCHAY, BRISTOL, BS16 1UZ

£295,000



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2



1



B



Ground Floor

Hallway

Lounge Kitchen Diner

24'8 max x 14'9 max

Bedroom One

13'3 max x 11'5

En Suite Shower Room

7'1 x 4'9

Bedroom Two

10'3 x 9'1

Bathroom

6'10 x 6'6

External

Allocated Parking

Visitor Parking

Secure Bike Store



NO ONWARD CHAIN

Set within an attractive and thoughtfully designed development in the heart of sought-after Frenchay, this beautifully presented ground-floor apartment combines contemporary comfort with an enviable village lifestyle.

The welcoming hall opens into a bright and spacious open-plan living environment, perfectly designed for modern living. The generous sitting and dining area flows seamlessly into a stylish fitted kitchen, appointed with sleek high-gloss cabinetry, wood-effect work surfaces and a range of integrated appliances. Large double-glazed windows draw an abundance of natural light into the space.

The apartment offers two well-proportioned double bedrooms, including an impressive principal room complete with fitted wardrobes and a contemporary en-suite shower room. A beautifully finished family bathroom serves the remainder of the accommodation, featuring a full-sized bath with shower over, modern tiling and a heated towel rail.

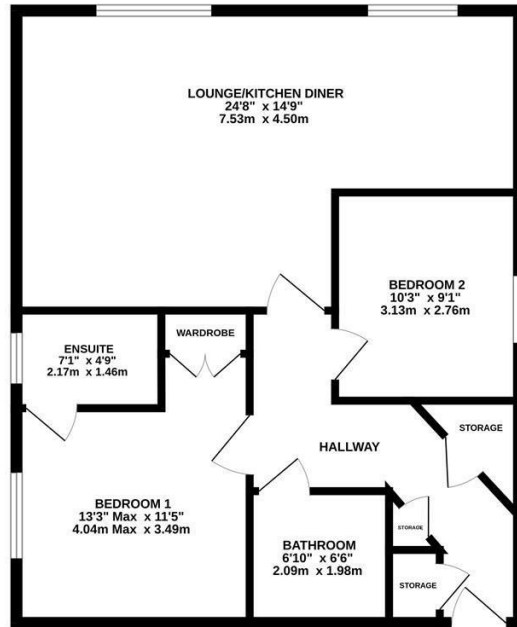
Constructed with efficiency and practicality in mind, the property benefits from gas central heating, modern insulation and quality flooring throughout, helping to create a comfortable and economical home. Further advantages include an allocated off-street parking space, secure communal bicycle storage and well-maintained communal grounds, all contributing to the development's peaceful and welcoming environment.

Frenchay remains one of Bristol's most desirable village settings, renowned for its picturesque green spaces, historic architecture and strong sense of community. Despite its tranquil surroundings the property enjoys exceptional convenience, with easy access to the MOD, UWE and Abbey Wood business district via the A4174 Ring Road. Junction 1 of the M32 is just a short drive away, providing direct links to Bristol city centre, the M4 and M5, making this an ideal location for both commuters and those seeking a balance between village charm and city connectivity.



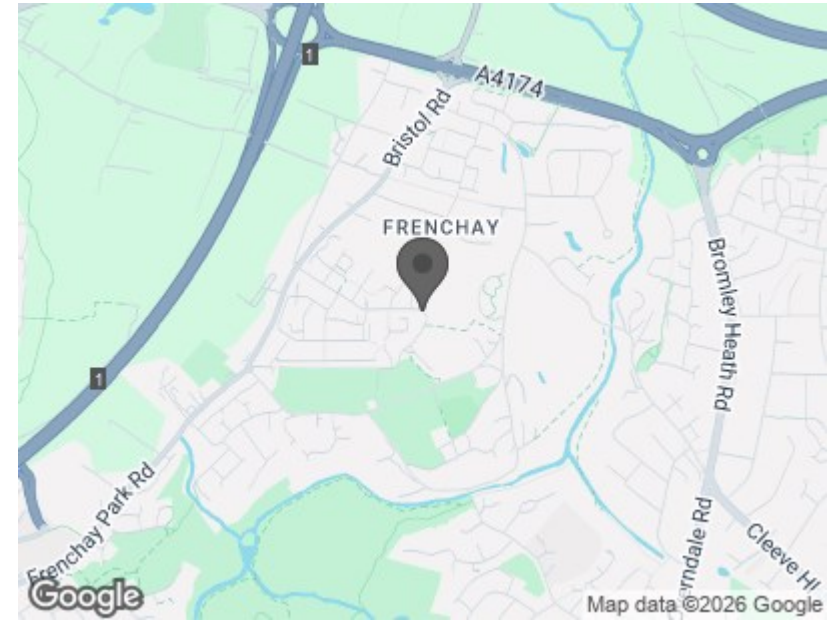
FLOOR PLAN

GROUND FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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