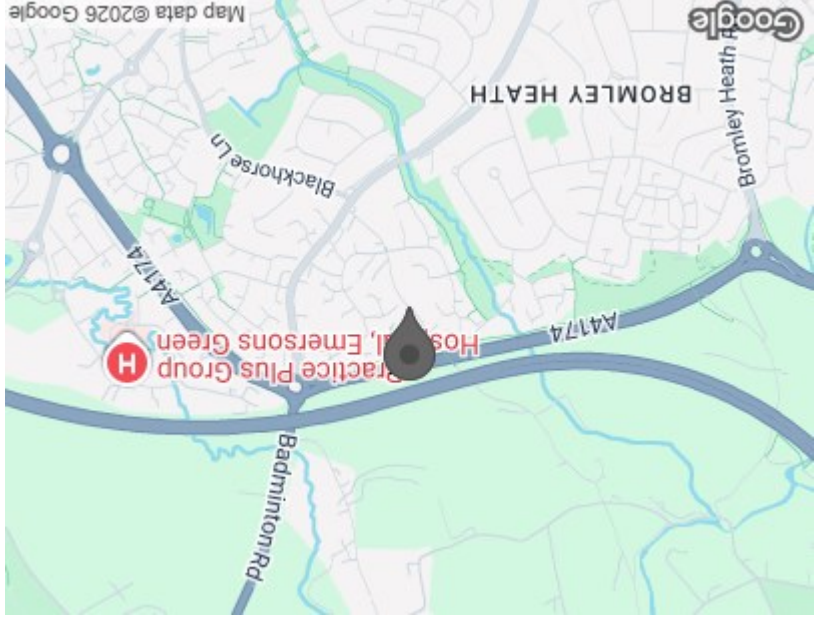




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



**CHURCH LANE**  
**DOWNEND, BRISTOL, BS16 6TB**  
**£1,250 PER MONTH**





- COMMUNAL HALL**
- Stairs to First Floor Landing**
- FLAT**
- Entrance Hall**
- Open Plan  
Kitchen/Lounge/Diner**
- Bedroom One**
- Bedroom Two**
- Shower Room**
- OUTSIDE**
- Allocated Parking x 1**
- Communal Bin Store**



M Coleman are delighted to bring to the market this charming first floor apartment within a block of just four. Located on the sought after Church Lane, Downend, this property boasts an open plan kitchen/lounge/diner and two double bedrooms.

The property is accessed via a welcoming communal hall that gives access to the first floor. The flat itself offers a hall that leads into an open plan lounge/kitchen/diner with slopping roof lines and Velux style windows. The modern kitchen has been cleverly designed to maximise storage and is fitted with a range of wall and base units finished with high gloss doors. There are two bedrooms and a modern three piece shower room with walk in shower enclosure.

The property is well presented with neutral decor and floor coverings.

Downend village offers a selection of local shops, cafe's and eateries and Emersons Green is also close by with larger supermarkets and chain stores. There is ease of access to the ring road, metro bus stop and the M32/M4/M5 Interchange.

Council Tax B  
EPC - C

Income multiples apply of 2.5 x income.

