



**G R E G O R Y S**  
— E S T A T E A G E N T S —

Flat 1 Grass Cutter Petherton Road  
Bristol, BS14 9BW

**£194,950**



Positioned within this popular development, can be found this spacious, ground floor apartment, offered for sale with no onward chain. Internally the apartment provides generous room proportions and briefly comprises an entrance hallway, two double bedrooms, the main bedroom benefitting an en-suite shower room, a secondary bathroom complete with three piece white suite and an open plan living room, complete with fitted kitchen and windows overlooking the communal gardens and allocated parking. Externally the development is well kept with communal gardens and an allocated parking space available. An internal viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE

Entrance to the property is via a communal door, with intercom system and hallway.

### HALLWAY

Entrance door, vinyl flooring, two storage cupboards, doors to rooms

### LIVING ROOM / KITCHEN 18' 4" x 11' 6" (5.6m x 3.5m)

The kitchen comprises matching wall and base units with roll top work surfaces over, integrated oven and hob with extractor hood over, space and plumbing for appliances, vinyl floor to the kitchen, two double glazed windows overlooking the communal gardens, two radiators, a wall mounted 'Worcester' gas combination boiler

### BEDROOM ONE 11' 10" x 10' 2" (3.6m x 3.1m)

(Measurements not including door recess) Double glazed window to the front aspect, radiator, opening to the en-suite

### EN-SUITE

A three piece white suite comprising a low level wc, pedestal wash hand basin and a shower enclosure, tiled walls to wet areas, radiator, vinyl flooring

### BEDROOM TWO 11' 2" x 9' 2" (3.4m x 2.8m)

Double glazed window to the front aspect, radiator

### BATHROOM 7' 3" x 5' 7" (2.2m x 1.7m)

A three piece white suite comprising a low level wc, pedestal wash hand basin and a panelled bath, tiled walls to wet areas, vinyl flooring, radiator, extractor fan

### ALLOCATED PARKING

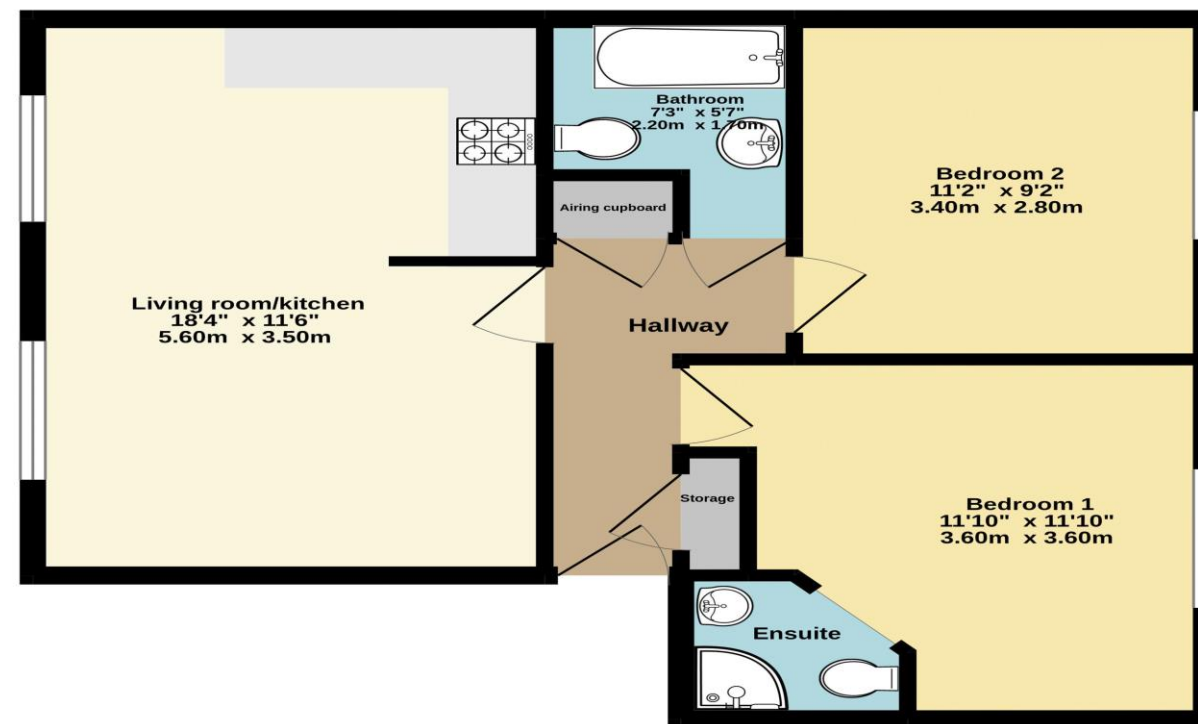
An allocated parking space located next to the communal grounds, overlooked by the apartment







Ground Floor  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 535 sq.ft. (49.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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