



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

16 Greenfield Road
Bristol, BS31 1FL

£199,950



Situated to the top floor within a popular road within The Meadows development is this bright & airy two bedroom apartment. Boasting an abundance of natural light throughout, the property is enhanced by the open aspect and uninterrupted views to the rear aspect. The well-presented accommodation is accessed via communal entrance and hallway with stairs leading to the second floor. A size-able hallway provides access to both bedrooms together with the large three-piece bathroom . The lounge benefits from 'French' doors and a 'Juliette' balcony encasing the far reaching views and opens into a modern fitted kitchen with a number of units providing sufficient storage whilst the window to the side aspect provides further natural light. The apartment offers one allocated parking space, with ample visitor parking available nearby. An impressive apartment and in our opinion a perfect option for those looking to take their first step onto the property ladder. An internal viewing comes highly recommended.

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ACCOMMODATION

ENTRANCE

Entrance via an intercom system with communal hallway and stairs leading to the top floor

HALLWAY

Entrance door, radiator, loft hatch, storage cupboard, doors to rooms, thermostat

BEDROOM ONE 13' 11" x 8' 3" (4.25m x 2.51m)

(Measurements taken to the longest point) Double glazed window to the rear aspect, radiator

BEDROOM TWO 8' 6" x 7' 3" (2.6m x 2.22m)

Double glazed window to the rear aspect, radiator

BATHROOM 8' 7" x 5' 1" (2.62m x 1.54m)

(Measurements taken to the longest point) A modern three piece white bathroom suite comprising a low level wc, pedestal wash hand basin and paneled bath with shower over, tiled splash backs, chrome heated towel radiator, spot lighting, extractor fan

LOUNGE / DINER 14' 8" x 14' 1" (4.46m x 4.29m)

(Measurements taken to the maximum points) Double glazed 'French' doors and 'Juliette' balcony with open views to the rear aspect, two radiators, opening to the kitchen

KITCHEN 9' 1" x 8' 5" (2.76m x 2.56m)

(Measurements taken to the maximum points) a contemporary fitted kitchen comprising matching wall and base units with roll top work surfaces over, one and a half bowl sink and drainer unit with mixer taps over, integrated oven, gas hob with extractor hood over and stainless steel splash back, space and plumbing for a washing machine and fridge / freezer, double glazed window to the side aspect, vinyl flooring, gas combination boiler housed in kitchen unit

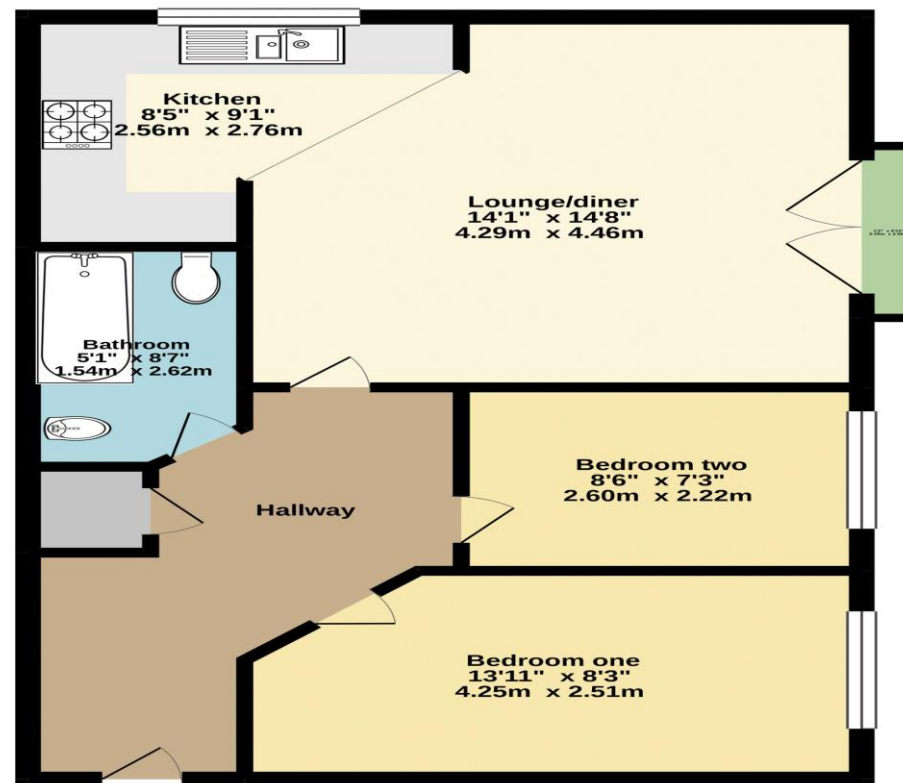
EXTERIOR

An allocated parking space can be found to the front aspect with a selection of visitor spaces also available





Ground Floor
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA : 581 sq.ft. (53.9 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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