



27 INKERMAN CLOSE,  
HORFIELD, BS7 0XT

**GOODMAN  
& LILLEY**



A BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT IN A FANTASTIC LOCATION WITHIN WALKING DISTANCE TO HORFIELD COMMON & SOUTHMEAD HOSPITAL. THIS MODERN APARTMENT HAS A GENEROUS OPEN PLAN LIVING ROOM TOGETHER WITH AN EN SUITE TO THE MAIN BEDROOM AND ALLOCATED PARKING TO THE FRONT.

### Location

Situated within an easy walk of the wide expanse of Horfield Common, close to Southmead Hospital and other major employers such as Airbus, GKN Aerospace & the MOD

### Accommodation

Please see the floorplan for room measurements.

### Communal Entrance

Via a communal entrance door with entrance door phone to a communal hall with mail boxes a door to the rear car park and stairs to the first floor.

### Entrance Hall

Via the entrance door to a wonderfully sized entrance hall with a storage cupboard, inset spot lighting and doors to:

### Open Plan Living Area

A generously sized open plan living area encompassing sitting, dining and kitchen areas. Double glazed windows to the rear and doors to a Juliet balcony to the front with a pleasant outlook. The kitchen area is well fitted with modern wall and base units, fitted sink unit and integrated appliances.

### Bedroom One

Double bedroom with double glazed window to the front, built in wardrobes and door to a en suite shower room.

### En Suite

A modern fitted en suite with shower cubical, WC and wash basin, tiled surrounds, heated towel rail and double glazed window.

### Bedroom Two

The second double bedroom with double glazed window to the rear and space for wardrobes.

### Bathroom

Modern fitted bathroom incorporating a panelled bath with central mixer tap and shower attachment, WC and wash basin, heated towel rail/radiator, tiled surrounds and double glazed window to the rear.

### Parking / Bike Storage

The apartment has an allocated parking space to the front of the building and a communal lockable bike storage.

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- Modern Apartment
- First Floor
- Allocated Parking
- Two Double Bedrooms
- Great Location
- En Suite to Master Bedroom



GUIDE PRICE £260,000



# Floor Plan

Approx. 57.8 sq. metres (622.4 sq. feet)



Total area: approx. 57.8 sq. metres (622.4 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

**HENLEAZE** - 0117 2130777

henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440

sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333

shire@goodmanlilley.co.uk

**Zoopla.co.uk**

**rightmove**

The Property Ombudsman

**WWW.GOODMANLILLEY.CO.UK**

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