



2, Colston Court Berkeley Road, Bishopston, Bristol, BS7 8HX

£295,000

A practical and extremely well located purpose built apartment with garage, offered to the market with no onward chain.

- 2 Bedroom Flat
- Walking Distance to Gloucester Road
- No onward Chain
- Garage
- Communal Gardens
- Close to local Amenities
- Double Glazing

The Property

Located at the bottom of a quiet and peaceful cul-de-sac, set in the desirable area of Bishopston just a short walk from Gloucester Road.

The apartment benefits from being on the ground floor with a private front door entrance, alongside outlooks over the communal gardens which is laid to lawn with various flower beds / planters.

Within the property you have 2 bedrooms with wooden flooring and fitted with built in wardrobes.
The bathroom is a generous size accustomed with a 3 piece suite , bath with overhead shower , tiled flooring.
The living space is bright and open with welcoming views of the gardens. The kitchen is adjacent equipped with a built in 'Hotpoint' oven and electric hob, tiled splashbacks, space for washing machine and potential to install a dishwasher.

Location

The property is located on one of Bishopston's most sought after locations close to the independent shops, cafés and restaurants lining the popular Gloucester Road yet within 0.7 miles of Redland Green Secondary School and in close proximity to both Bishop Road and St Bonaventure Primary Schools.

Further Information

Management Company - Colston Court Management Ltd
Management Fee - £40 PCM
Leasehold - 998 Years remaining

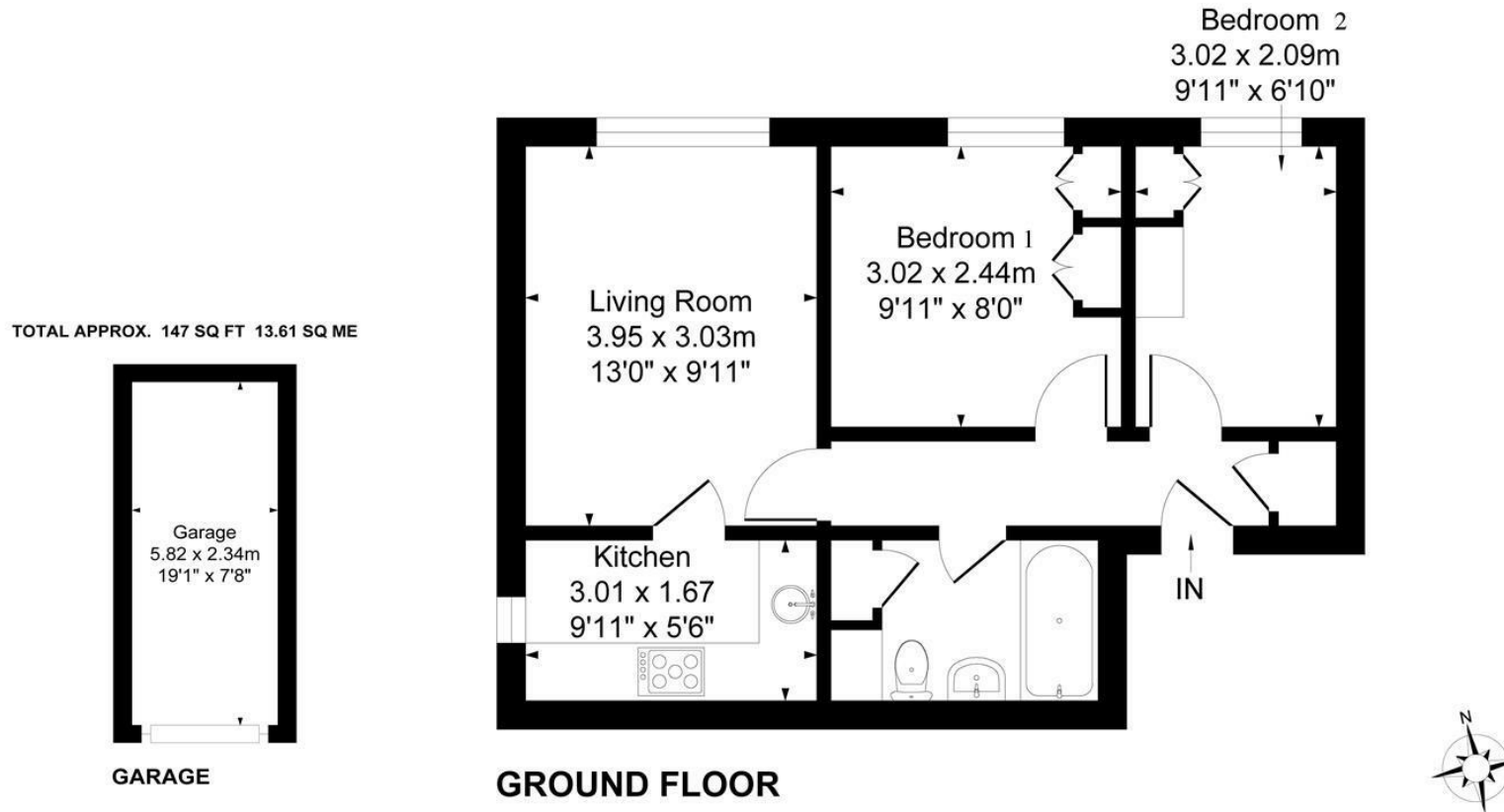
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APPROX. GROSS INTERNAL FLOOR AREA 623 SQ FT 57.79 SQ METRES

TOTAL APPROX. 476 SQ FT 44.18 SQ METRES



Illustrated for identification purposes only, measurements are approximate,
not to scale.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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