

HUNTERS®

HERE TO GET *you* THERE



The Limes

Wellington Place, Frenchay, BS16 1PU

£230,000



Council Tax: C



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DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale, with no onward chain, this spacious purpose built first floor two bed-roomed apartment. Located in the sought after area of Frenchay with its unique character and attractive settings, commons, open spaces and adjoining wooded river valley walks.

The Bristol cycle path access is also nearby.

The amenities of both nearby Emersons Green and Downend, with independent shops, supermarkets, restaurants, coffee shops, doctors and dental practices, are within a short drive. Historic and cultural Bristol city centre is within 7 miles via the M32.

The property is conveniently situated with easy access to the Avon ring road, the M32, M4 and M5 motorways and is within a few miles of Parkway Station, the MOD, University of the West of England and British Aerospace.

The accommodation comprises; entrance hall, a light and airy spacious lounge/diner with open south facing balcony, a kitchen with fridge, dishwasher and oven & hob, bathroom with over bath shower, two double bedrooms and utility area with washing machine, tumble dryer and freezer.

Additional benefits include; a designated car park for the residents of The Limes, a security entry system, electric under floor heating, uPVC double glazed windows and well maintained communal gardens.

ENTRANCE HALL

Via a wooden door, storage cupboard, airing cupboard, wall mounted security entry phone, doors leading into all rooms.

LOUNGE/DINER

17'6" x 12'1" (5.33m x 3.68m)

uPVC double glazed window to rear, TV aerial point, Wi-Fi connection, uPVC double glazed door leading onto an open balcony.

BALCONY

Terracotta tiled floor, door leading into utility cupboard

UTILITY CUPBOARD

Housing washing machine, tumble dryer and freezer, electric consumer unit.

KITCHEN

9'8" x 6'9" (2.95m x 2.06m)

Double glazed window to rear, single drainer sink unit with mixer tap, tiled splash backs, range of fitted white wall and base units incorporating an integral electric oven with four ring halogen hob, dishwasher, under the counter fridge, roll edged worksurface.

BEDROOM ONE

12'1" 9'9" (3.68m 2.97m)

uPVC double glazed window to front, built in sliding fronted wardrobes with hanging rail and shelving.

BEDROOM TWO

12'2" x 8'9" (3.71m x 2.67m)

uPVC double glazed window to front, built in sliding fronted wardrobes with hanging rail and shelving.

BATHROOM

9'9" x 4'9" (2.97m x 1.45m)

Opaque uPVC double glazed window to rear, white suite comprising; W.C. wash hand basin and panelled bath with a Mira Sport over bath shower

system with side splash screen and tiled splash backs.

OUTSIDE

COMMUNAL GARDENS

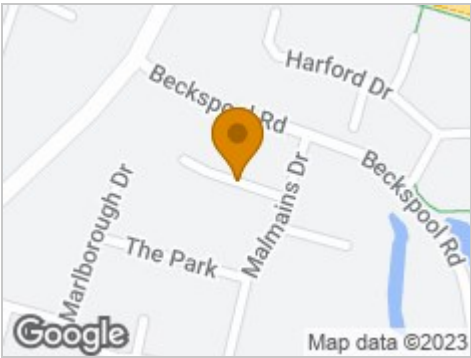
The development is surrounded by well maintained communal gardens which are mainly laid to lawn and displayed with established trees and bushes.

OFF STREET PARKING

There is a car park specifically for the residents of The Limes. These parking spaces are not allocated.



Road Map



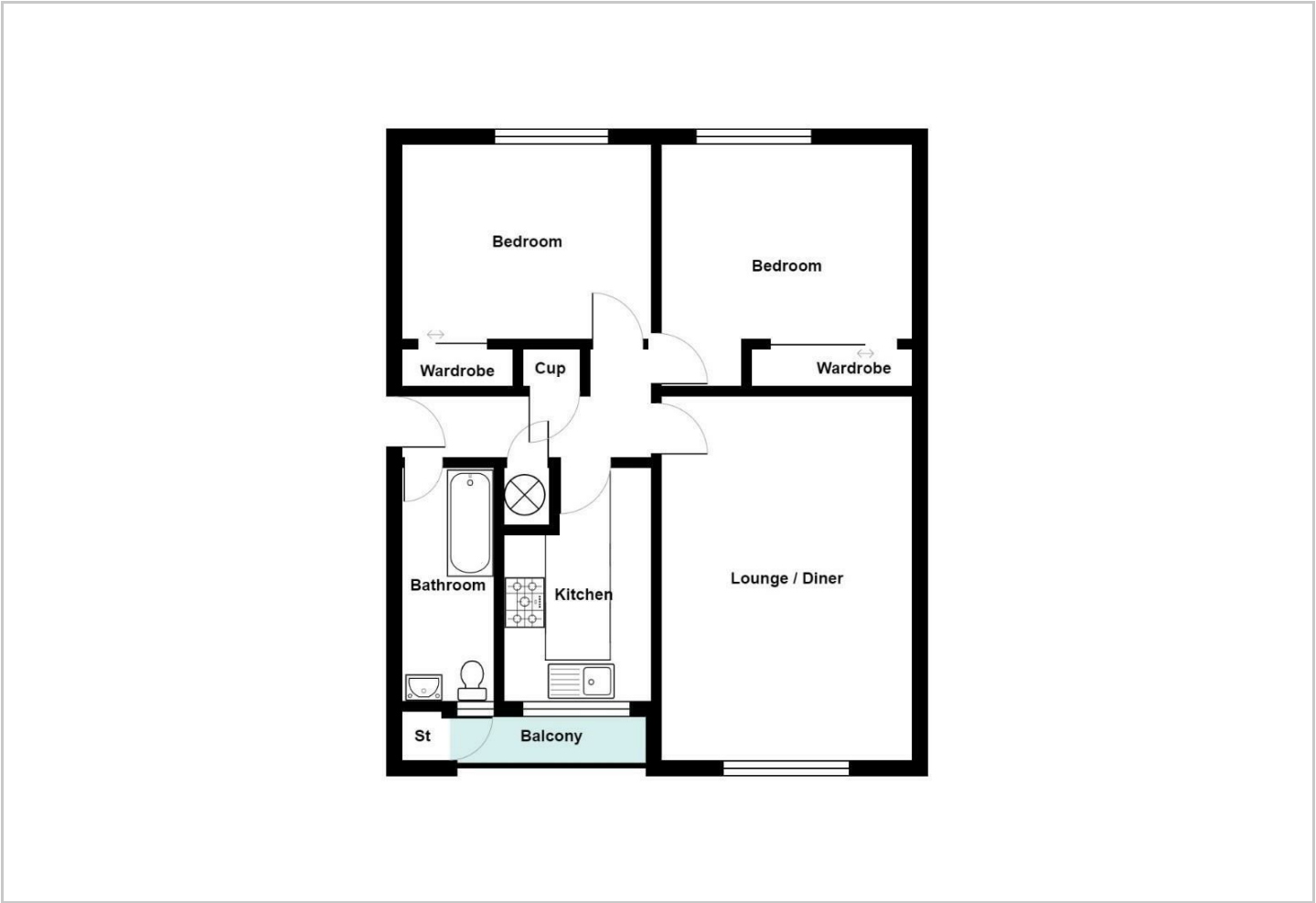
Hybrid Map



Terrain Map



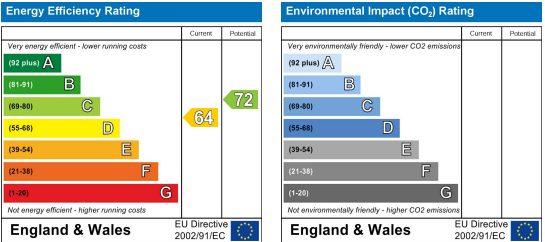
Floor Plan



Viewing

Please contact our Hunters Downend Office on 0117 956 1234 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.