

# HUNTERS®

HERE TO GET *you* THERE



## Penn Drive

Frenchay, Bristol, BS16 1NL

£255,000

3 1 1 D



# 9 Lansdowne Penn Drive

Frenchay, Bristol, BS16 1NL

£255,000



## DESCRIPTION

Hunters Estate Agents, Downend are pleased to offer for sale with no chain this well presented first floor 3 bedroom apartment located within this popular development in Frenchay. The property offers spacious light and airy living accommodation which comprises; communal entrance via intercom security entry system, entrance hall, 17ft lounge/diner with access to a balcony and utility room, fitted kitchen, two double size bedrooms and a generous size 3rd bedroom all with fitted or built in wardrobes and a re-fitted shower room. The property further benefits from having double glazing and under floor electric heating. Externally the block is surrounded by well kept lawn gardens, communal parking area and a garage in a nearby block. The picturesque Frenchay Village and Common are a short walk away and there are excellent transport links onto The Avon Ring Road, M32, M4 & M5 motorways and nearby Metrobus stop.

## COMMUNAL ENTRANCE

The block is accessed via an intercom security entry system, communal hall with stairs rising to first and second floor.

## ENTRANCE VESTIBULE

Access via door with security spy hole, coved ceiling, door to hallway.

## HALLWAY

Coved ceiling, built in storage cupboard, built in airing cupboard housing hot water tank, intercom phone entry system, doors leading to all rooms.

## LOUNGE/DINER

17'9" x 12'3" (5.41m x 3.73m)

Double glazed window to rear with secondary glazing, coved ceiling, 2 ceiling roses, marble effect feature fireplace with electric fire inset, TV point, UPVC double glazed door leading out to balcony

## BALCONY

Tiled floor, views out to communal lawn gardens, door to utility.

## UTILITY

Space for washing machine and tumble dryer (stacked), tiled floor.

## KITCHEN

10'10" x 6'10" (3.30m x 2.08m)

Double glazed window to rear, range of fitted wall and base units, 1 1/2 stainless steel sink bowl unit with mixer tap, tiled splash backs, space for cooker (electric cooker point), space for fridge freezer, oak effect floor.

## BEDROOM ONE

12'3" x 11'11" (3.73m x 3.63m)

Double glazed window to front with built in seat, range of fitted wardrobes with matching over head cupboards and drawers, coved ceiling.

## BEDROOM TWO

11'5" x 8'2" (3.48m x 2.49m)

Double glazed window to front with secondary glazing, coved ceiling, built in cupboard/wardrobe.

## BEDROOM THREE

11'9" x 7'1" (3.58m x 2.16m)

Double glazed window to front with secondary glazing, coved ceiling, built in cupboard/wardrobe.

## SHOWER ROOM

Opaque double glazed window to front, re-fitted suite comprising: close coupled WC, vanity unit with wash hand basin inset, corner shower cubicle housing an electric Mira sport shower system, chrome heated towel rail, coved ceiling, tiled walls and floor.

## OUTSIDE:

### COMMUNAL GARDENS

The block has well kept landscaped lawn gardens to front and back of the development.

### COMMUNAL PARKING

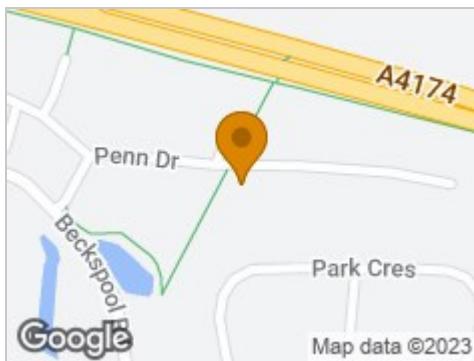
There is a communal parking area a short walk to the block.

### GARAGE

Single garage within nearby rank.



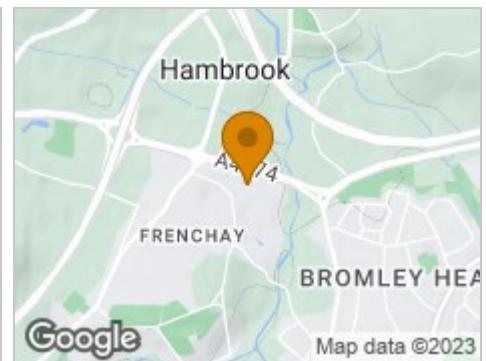
## Road Map



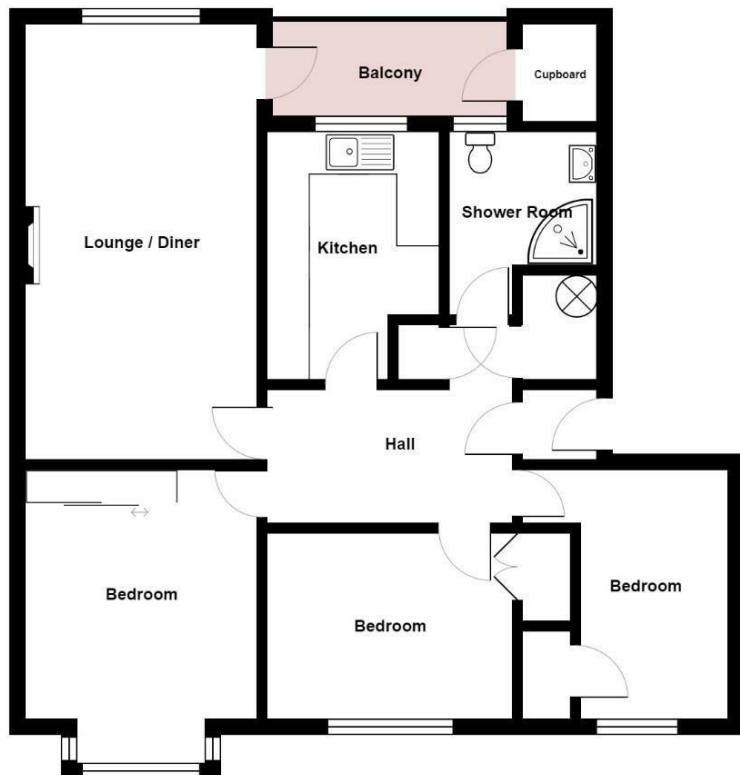
## Hybrid Map



## Terrain Map



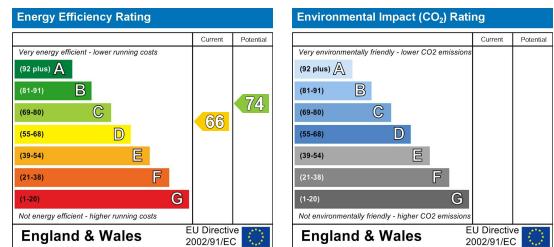
## Floor Plan



## 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.