



## 12 Manor Court, Trendlewood Park

Stapleton, Bristol, BS16 1SY

Offers In The Region Of £210,000



Welcome to this charming top-floor flat located in the desirable Manor Court development. Built in 1970's, this purpose-built apartment offers a perfect blend of comfort and style, making it an ideal choice for professionals and first-time buyers alike. As you enter, you will be greeted by a generous living room that boasts stunning far-reaching views towards Purdown. This inviting space is perfect for relaxation and entertaining, and it opens up to a lovely balcony where you can enjoy the fresh air and picturesque scenery. The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. The modern bathroom is designed with contemporary fittings, ensuring convenience and comfort. The stylish kitchen/breakfast room is a delightful feature of this property, offering a practical space for cooking and dining. The flat is situated within a popular development that adjoins open green spaces, perfect for leisurely walks or outdoor activities. Residents will appreciate the informal parking area, adding to the convenience of living in this lovely community. The owner is keen to sell and is open to offers, making this an excellent opportunity for those looking to invest in a property in a favorable location. We highly recommend viewing this delightful flat to fully appreciate its charm and potential. Don't miss out on the chance to make this your new home in the sought-after Trendlewood Park area.



## Entrance

Communal entrance door into communal hall, stairs and landing, leading to the top floor. Private entrance door into Flat 12.

## Private Hall

Entry phone hand set, electric fuse box, Creda electric night storage heater, built in cupboard, airing cupboard with hot water cylinder.

Lounge 15'11" x 12'11" (4.86m x 3.95m)

Fabulous far reaching views, two dimplex electric night storage heaters, large walk in cupboard (2.36m x 1.17m), UPVC double glazed sliding doors opening onto ...

Balcony 16'1" x 3'8" (4.92m x 1.13m)

Paved terrace and glass/timber edged finish. Spectacular far reaching views over the Trendlewood Park developments and the Frome Valley.

Kitchen 11'9" x 7'8" (3.59m x 2.36m)

Fitted with a comprehensive range of white high gloss effect wall, floor and drawer storage cupboards to incorporate a built in oven, inset glass topped hob and extractor above, space for fridge separate freezer and washing machine, UPVC double glazed window with fabulous far reaching views, vinyl tiled floor, attractive splash back tiling, roll edged working surfaces, single drainer stainless sink unit, vent extractor fan.

Bedroom 1 10'9" x 10'0" (3.30m x 3.06m)

Electric panel heater, UPVC double glazed window to rear.

Bedroom 2 10'1" x 6'6" (3.08m x 1.99m)

Electric panel heater.

Bathroom 6'5" x 5'5" (1.96m x 1.67m)

White suite of pedestal wash basin, low level w.c. paneled bath with fitted shower unit over and screen along side, splash back tiling, timber grain effect vinyl floor, ceiling extractor.

## Exterior

### Communal Gardens

Surrounding the development are communal gardens maintained through management company services charges.

### Residence Parking

The development benefits from an informal residence parking area.

### Tenure

Understood to be the remainder of a 125 year lease dated 29th Feb 2000 with approx 99 years remaining. There is a service charge payable currently in the order of £1185.68 per annum to incorporate a ground rent payment of £10 per annum made payable to Sovereign Network Group.

### AML

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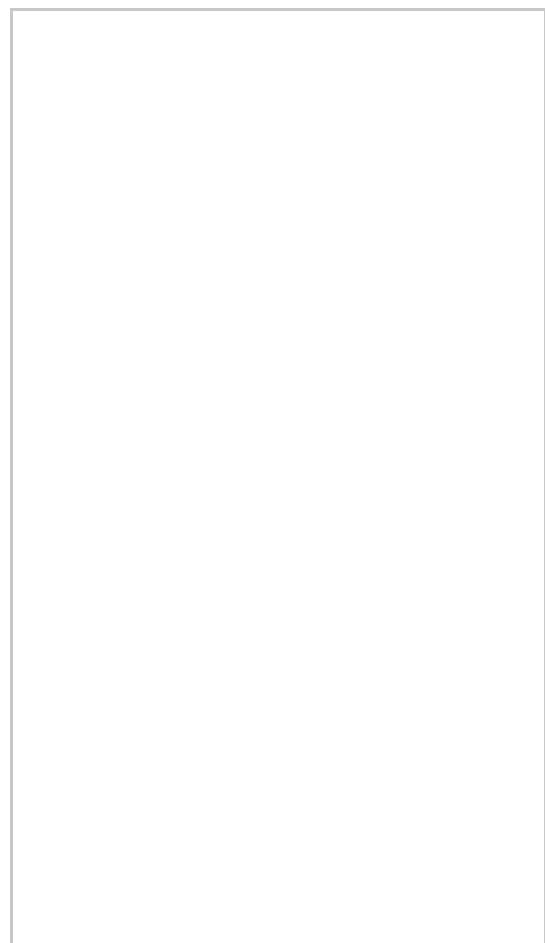
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## Area Map



## Floor Plans



## Energy Efficiency Graph

