



Apartment

# GROUND FLOOR 52 MANOR PARK, BRISTOL, BS6 7HN

PCM

## £1,800

### FEATURES

- AVAILABLE NOW
- Kitchen/Breakfast Room
- Close to Amenities
- Unfurnished
- Excellent Location
- Rear Garden

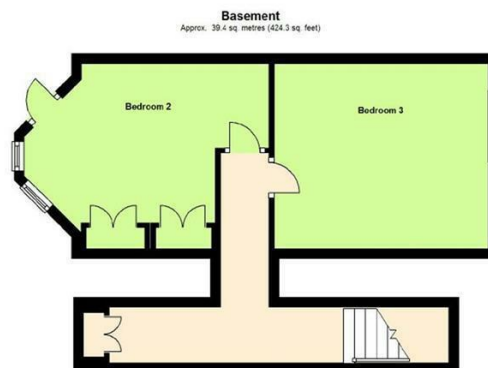
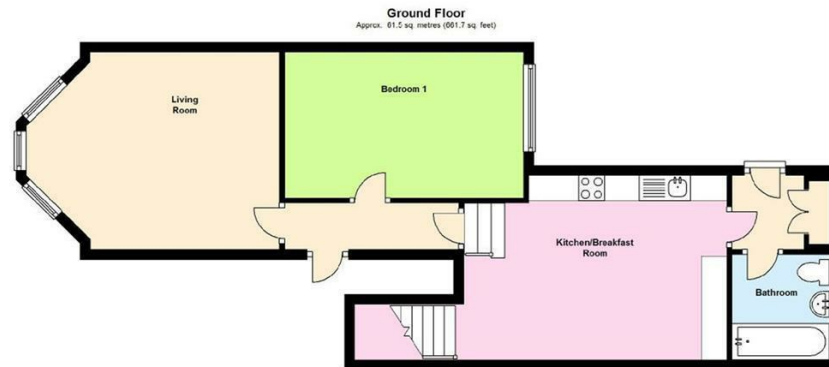


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# 3 Bedroom Apartment located in Bristol

AVAILABLE NOW... UNFURNISHED. This generously sized 3 double bedroom maisonette forms part of this grand Victorian property and occupies the hall and garden levels. The hall floor comprises bright front room with feature fireplace, main bedroom, large kitchen/breakfast room with built in oven and hob, dishwasher and free standing fridge/freezer, modern bathroom suite with overhead shower and utility space with washing machine. This floor gives access to the private rear patio garden. The lower floor consists two further rooms. The property benefits from gas central heating and outdoor space and would be suitable for a family or working professional sharers.

Ideally located close to local amenities, green spaces, and excellent transport links, this home is perfect for families or professionals seeking comfort, character, and convenience. Internal viewings are highly recommended!



Total area: approx. 100.9 sq. metres (1086.0 sq. feet)  
These plans are for guidance only and must not be relied upon as a statement of fact  
Plan produced using PlanUp.

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Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

