



SARAH CLARK
PROPERTY CONSULTANTS

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THE OLD ORCHARD, BRISTOL, BS16 9AE

This stylish unfurnished 2 bedroom penthouse is located within a small cul-de-sac and within easy reach of local amenities on the Emersons Green/Mangotsfield borders. This fantastic apartment has a 22ft open plan lounge/diner with doors leading to a private balcony. The modern kitchen/breakfast room has stylish high gloss units and includes a breakfast bar, built-in oven, microwave, hob and integrated dish washer, fridge, freezer and a very useful utility room. There are two double bedrooms the master has an en-suite shower room and there is a large family bathroom. Outside is an allocated parking space.

Suitable for professional. Sorry no pets



Features





TENURE

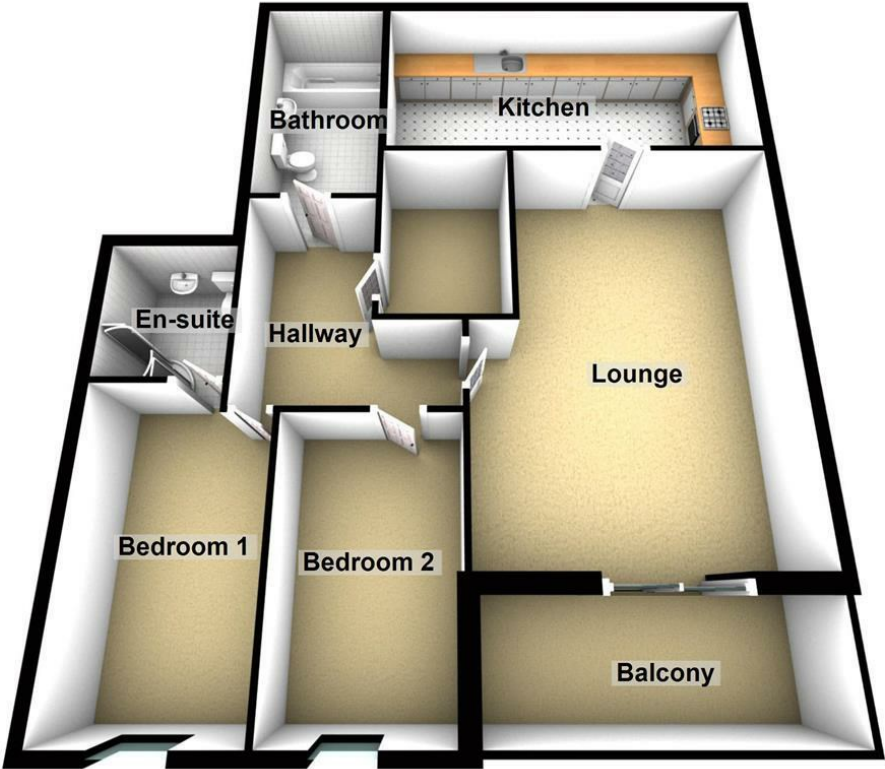
SERVICES

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LOCAL AUTHORITY

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Top Floor



Measurements are approximate
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(12 plus) A				(82 plus) A			
(81-91) B				(61-81) B			
(69-80) C				(49-60) C			
(55-68) D				(35-48) D			
(39-54) E				(29-34) E			
(21-38) F				(11-28) 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	82	83	England & Wales		EU Directive 2002/91/EC

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.