



**SARAH CLARK**  
PROPERTY CONSULTANTS

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THE OLD ORCHARD, BRISTOL, BS16 9AE

This stylish two bedroom and two bathroom penthouse is located within a small cul-de-sac and within easy reach of local amenities on the Emersons Green/Mangotsfield borders.

This is a fantastic apartment and rare to market. The living accommodation includes a 22ft open plan lounge/diner with doors leading to a private roof terrace.

The large kitchen/breakfast room has stylish high gloss units and includes a breakfast bar, built-in oven, microwave, hob and integrated dish washer, and fridge, freezer. There is also a very useful utility room with space for washing machine and tumble dryer.

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.

This is a delightful apartment with spacious and quite unique within this small development.

EPC = C  
Council Tax = B  
Leasehold  
Lease remainder of 999 years - commenced 2008  
Service Charge including Ground Rent = £100 pcm  
Freeholder = The Old Orchard Management Company



## Features

- Penthouse Apartment
- Two Double Bedrooms
- Master with En-suite
- 22ft Lounge/Dining Room
- Private Terrace
- Large Modern Fully-Equipped Kitchen
- Large Family Bathroom
- Allocated Parking Space



### Reception

15'11" x 21'9" (4.86 x 6.63)

This 22ft lounge is a great living space and opens onto a private roof terrace. This is a great living space for relaxing, and enjoying time with friends and family.

### Kitchen

20'8" x 9'5" (6.32 x 2.88)

This large modern kitchen is a chef's dream as it is spacious and fully equipped. The kitchen includes a range of cream high gloss wall and base units providing ample storage space. Integrated appliances include: 5 ring gas hob with extractor fan over, fan assisted oven with matching combi/microwave oven, dishwasher, and integrated fridge and freezer.

There is also a very useful utility cupboard which houses the wall mounted Worcester combination boiler, and has space and plumbing for the washing machine and space for tumble dryer.

### Bedroom One

8'6" x 15'2" (2.61 x 4.63)

Featuring modern decoration and carpet this double bedroom has a window to the rear aspect and benefits from extra light from the velux window.

This bedroom benefits from a modern en-suite shower room.

### En-suite Shower Room

This modern shower room has a walk-in shower cubicle, pedestal hand basin, wc and chrome heated towel rail.

### Bedroom Two

8'3" x 12'0" (2.54 x 3.67)

This double bedroom has modern decoration and carpet and has a window to the front and additional velux window.

It also benefits from a fitted wardrobe.

### Family Bathroom

This spacious modern family bathroom has bath with shower vanity unit with basin, wc.

There is also a built-in storage cupboard.

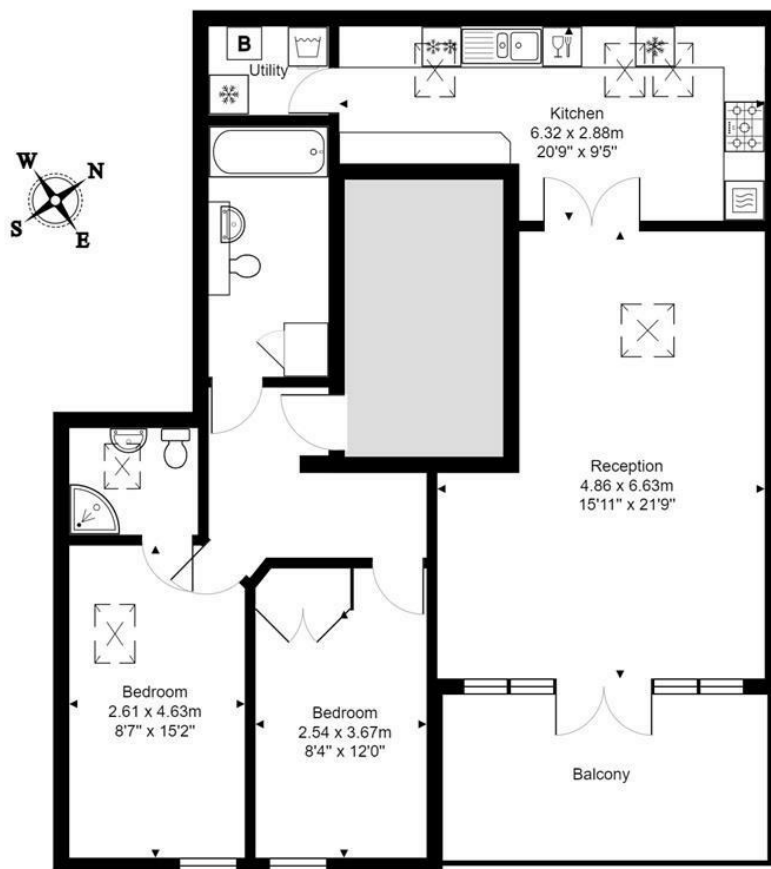
### Private Roof Terrace

The private roof terrace is a welcome addition to this very spacious apartment and provides a great outdoor living space. Fantastic for entertaining friends and family in the summer.

### Allocated Parking Space

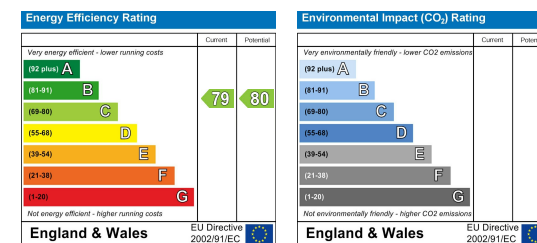


## TENURE LEASEHOLD



Total Area: 88.6 m<sup>2</sup> ... 954 ft<sup>2</sup> (excluding balcony)

All measurements of walls, doors, windows, fittings and appliances, their size and locations are approximate and cannot be regarded as being an accurate representation neither by the vendor nor their agent.  
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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.