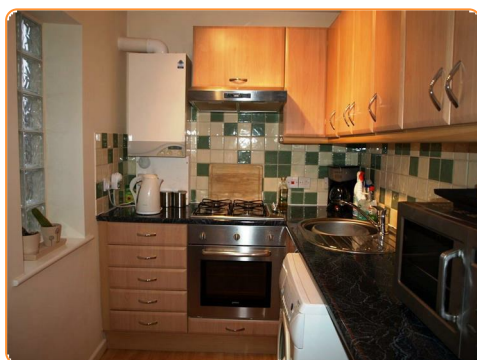




Flat 2, 40 Wick Crescent, Brislington, Bristol, BS4 4HG

£725

A purpose-built ground floor apartment being just a stroll to the many amenities of Sandy Park Road, and even into the city if you wish, or just hop on the No1 bus and you'll be there in no time. The well presented accommodation comprises of a communal intercom controlled entrance with a private door into a hallway having a good size living area opening into a modern fitted kitchen with built-in appliances, a double bedroom with French doors opening onto a small private courtyard, and a modern fitted shower room. Further benefitting from uPVC double glazing and gas 'combi' central heating.

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Entrance

Intercom controlled entrance door to a lobby area with automatic sensor lighting, a tiled floor and stairs rising. Internal door off to:-

Hallway

Wood effect flooring, smoke alarm, intercom handset, built-in storage cupboard, radiator, internal doors off to accommodation.

Living Room 15'2" x 13'4" (4.62m x 4.06m)



uPVC double glazed window to front aspect, wood effect flooring carried through to an off set kitchen area. TV and telephone points, radiator, opening into:-

Kitchen 7'2" x 5'9" (2.18m x 1.75m)



Glazed block window to side, fitted with a range of modern wall, base and drawer units having complimentary roll edge worksurfaces and ceramic tiled splashbacks, inset stainless steel single drainer sink unit with a mixer tap, plumbing for automatic washing machine, built-in stainless steel cooking appliances to include, electric oven, gas hob with a matching extractor hood above, wall mounted gas combination boiler.

Bedroom 11'5" x 10'0" (3.48m x 3.05m)



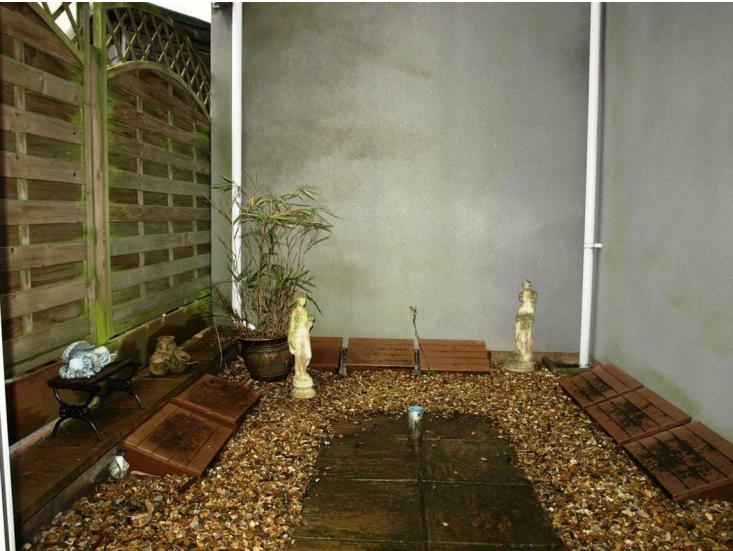
French style uPVC double glazed doors opening to a small courtyard area for the exclusive use of this property, radiator, TV and telephone points.

Shower Room 5'3" x 4'2" plus cubicle (1.60m x 1.27m plus cubicle)



Built-in fully tiled shower cubicle with a stainless steel shower unit and folding doors, white suite comprising w.c. with a concealed cistern, wall mounted inset wash hand basin, ceramic tiled splashbacks, heated towel rail, extractor fan.

Courtyard



Private, small courtyard area laid to paving, for the exclusive use of this property. In addition there is a small shared area laid to stone chippings which has been provided as a clothes drying area accessed via a wooden gate from Wick Crescent.

General



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

