



Connells

Hengrove Way
BRISTOL



Property Description

A beautifully balanced two-bedroom apartment offering generous proportions, modern finishes and an inviting sense of calm throughout. The home opens into a notably wide entrance hallway, setting the tone for the space that follows. To the front, a large lounge stretches across the width of the property, illuminated by two front-facing double-glazed windows that draw in natural light and create an uplifting atmosphere ideal for both relaxing and entertaining.

To the rear, the contemporary kitchen enjoys a pair of rear-aspect double-glazed windows, framing a bright and practical workspace with sleek cabinetry, wood-effect surfaces and integrated appliances. Both bedrooms are well-sized, with the main bedroom offering a serene retreat thanks to its peaceful rear outlook. The second bedroom provides excellent versatility as a guest room, nursery or home office.

A modern bathroom completes the home with clean lines, neutral tiling and a fresh, understated aesthetic. With its thoughtful layout, stylish presentation and convenient location close to amenities, green spaces and transport links, this is a property that feels effortlessly comfortable and ready to enjoy.

Entrance Hallway

A notably wide entrance hallway that enhances the flow of the flat. Its generous proportions offer excellent potential for storage, display furniture or a home-working nook.

Lounge

14' 4" x 12' 9" (4.37m x 3.89m)

A generous, front-facing lounge with soft grey carpeting and a clean, modern aesthetic. Two

front-aspect double-glazed windows flood the room with natural light, enhancing the sense of space. Ideal for both relaxing and entertaining, with ample room for seating, media units and additional furniture.

Kitchen

10' x 9' 7" (3.05m x 2.92m)

A bright rear kitchen enjoying two rear-aspect double-glazed windows. Finished with sleek white cabinetry, wood-effect worktops and modern appliances, the space feels both contemporary and practical. The layout offers excellent workspace and natural light throughout the day.

Bedroom One

11' 7" x 11' 3" MAX (3.53m x 3.43m MAX)

A spacious main bedroom with soft grey carpeting and a calm, modern feel. The front-aspect double-glazed window provides plenty of natural light.

Bedroom Two

10' 8" x 7' 1" (3.25m x 2.16m)

A bright and versatile second bedroom with a rear-aspect double-glazed window. Perfect as a guest room, nursery or home office, with clean décor and comfortable proportions.

Bathroom

A modern, well-finished bathroom featuring a full-size bath with shower screen, pedestal basin and WC. Finished in neutral tiling with a clean, contemporary aesthetic.





Total floor area 63.4 m² (682 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: B

Council Tax
Band: A

Service Charge:
2239.31

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 23 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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