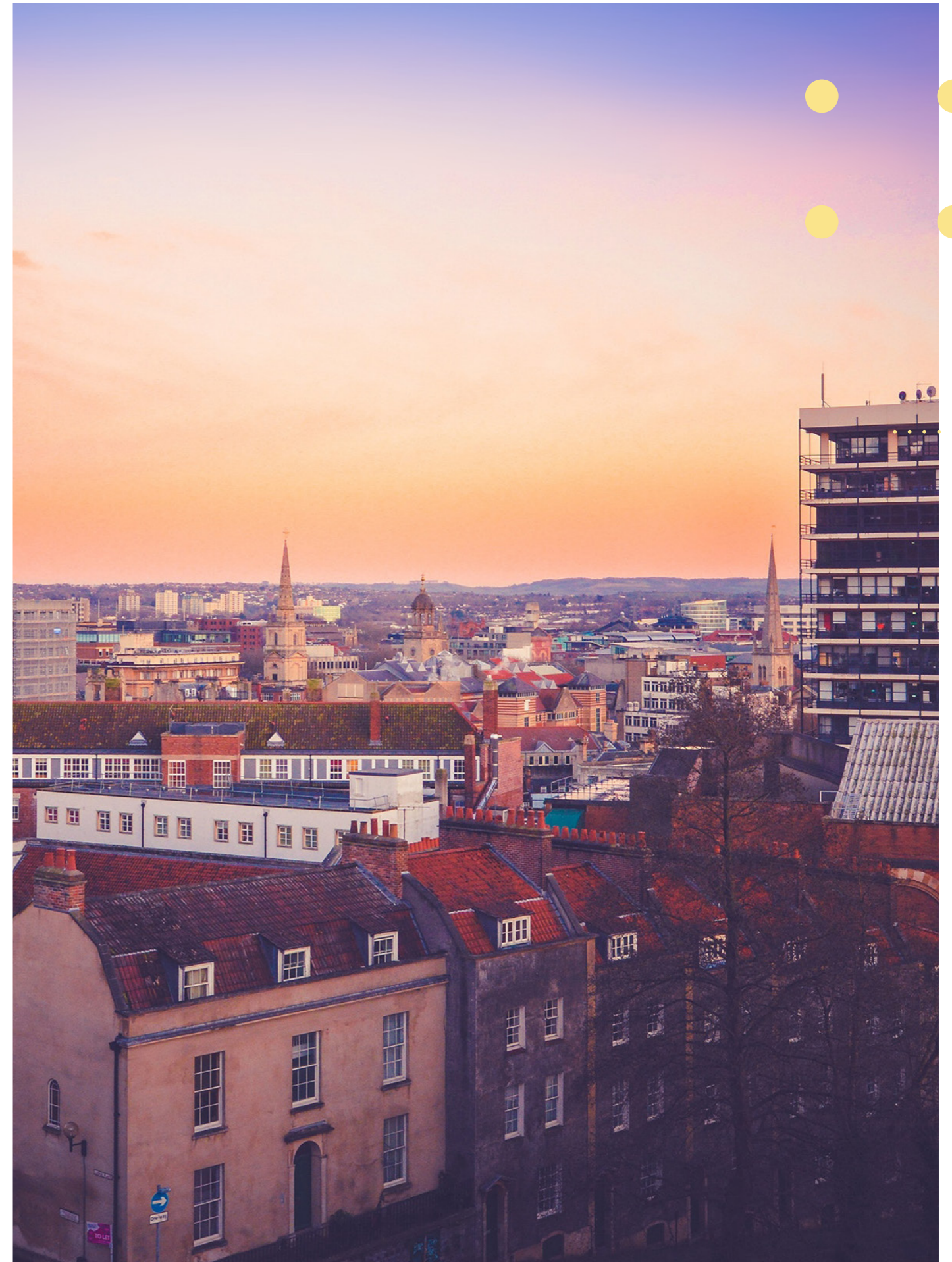




**CHANNONS
PLACE**

Unique development of eleven, one & two bedroom apartments in the heart of Fishponds

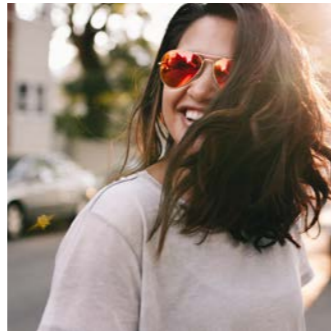
A
**unique
development
of eleven
apartments
in the heart
of Fishponds**



Fishponds



Channons Place is a smart and exclusive development of just 11 spacious one and two bedroom apartments set over three floors.



The building is purposely designed to retain the character of the original, offering a quiet and private lifestyle whilst having the amenities of the town centre on your doorstep. Each apartment includes an allocated parking space with top floor apartments benefitting from external balconies.

Contemporary living at its finest each home includes increased height ceilings providing a sense of space and light, wide plank wooden flooring to the living areas and a generous specification including fitted kitchen appliances, and aluminium windows. For energy efficiency buyers will benefit from great levels of insulation keeping your heating costs to a minimum.

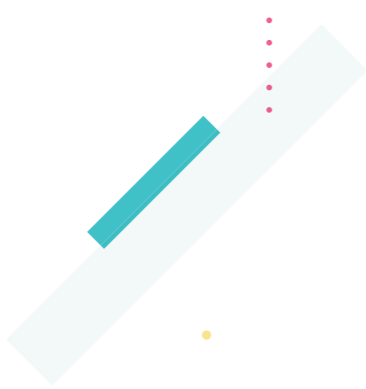




Fishponds town centre has plenty to offer with local eateries including a host of pubs, bars and coffee shops and a range of shops including both national and independent retailers.

Whether driving, using public transport, or cycling, Channons Place is very convenient for Bristol City Centre which houses everything from restaurants, theatres, world class sporting events, to exclusive shopping.

In terms of Bristol's Universities Channons Place can serve all, a short walk to UWE's Glenside campus, or using the frequent buses to both UWE Fenchay campus and the University of Bristol, this location is excellent.



Connections

Fishponds is perfectly located with the M32 being within a few minutes' drive of Channons Place, from here central Bristol, the city of Bath and the M4/M5 motorways are nearby meaning Channons Place is perfect for commuters. Fishponds is well served by several bus routes linking Bath and Bristol. Train stations at both Bristol Parkway and Bristol Temple Meads provide a direct route to London Paddington and many other national destinations, whilst a short drive to Bristol Airport will provide for destinations further afield.

Electrical and Security

For your piece of mind the building is fitted with a secure main entrance with a door entry phone system and a communal fire safety system. Communal corridors are fitted with automatic lighting and the building includes a communal Sky dish.

Specification



Kitchens –

Fitted Kitchens Including:

- High gloss handle-less units
- Bosch integrated hob, oven and extractor
- Integrated fridge freezer
- Integrated dishwasher
- Integrated washing machine

Bathrooms

- Contemporary designed bathrooms
- White ceramic sanitaryware
- Ceramic floor and wall tiles
- Towel rail
- Thermostatic shower

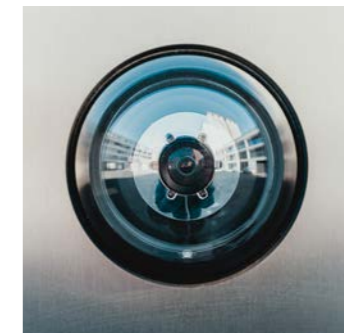
Apartments General

- TV points to lounge and master bedroom
- Wide plank flooring
- Carpets to bedrooms
- Contemporary ironmongery
- High specification aluminium

- double glazed grey windows
- Thermostat controlled gas central heating system
- Fire safety system

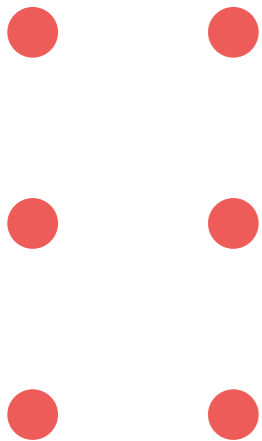
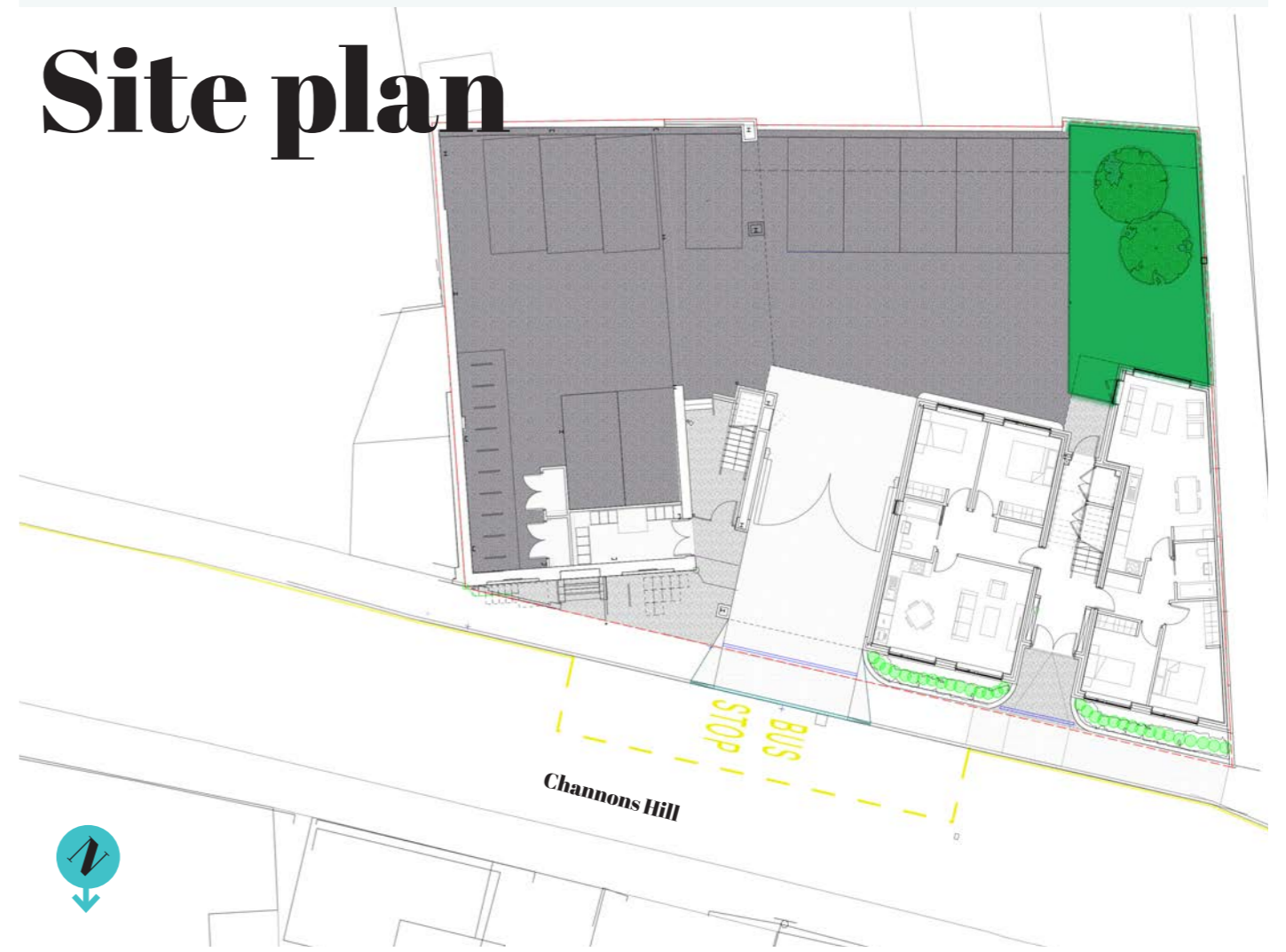
Building General

- 10 year NHBC warrantee
- Managed external and communal areas
- Secure entrances
- Solid concrete floors for sound protection
- Fire safety system
- Electrical & Security
- Secure door entry systems
- Automatic gate entry
- Automatic lighting in communal areas
- Communal Sky dish





Site plan



Apartments & Plans

First Floor - Flat 1

Living / Dining / Kitchen
Upto 5.4 x 5.4

Bed One
3.9m x 2.6m

Bathroom
2.3m x 1.6m

First Floor - Flat 2

Living / Dining / Kitchen
Upto 5.4m x 5.8m

Bed One
4.1m x 2.8m

Bathroom
2.4m x 1.7m

First Floor - Flat 3

Living / Dining / Kitchen
Upto 5.1m x 6.2m

Bed One
Upto 3.6m x 3.9m

Bed Two
2.7m x 3.9m

Bathroom
2.3m x 2.4m

First Floor - Flat 4

Living / Dining / Kitchen
Upto 6.1m x 4.3m

Bed One
3.1m x 3.7m

Bed Two
2.7m x 3.7m

Bathroom
1.7m x 2.3m

Second Floor - Flat 5

Living / Dining / Kitchen
Upto 6.1m x 5.0m

Bed One
Upto 4.3m x 3.3m

Bathroom
2.3m x 1.6m

Balcony
6.1m x 1.0m

Ground Floor - Flat 6

Living / Dining / Kitchen
6.0m x 4.2m

Bed One
3.1m x 3.7m

Bed Two
2.8m x 3.7m

Bathroom
1.7m x 2.3m

Ground Floor - Flat 7

Living / Dining / Kitchen
Upto 4.6m x 5.7m

Bed One
Upto 3.2m x 5.1m

Bed Two
2.8m x 3.3m

Bathroom
1.7m x 2.3m

First Floor - Flat 8

Living / Dining / Kitchen
Upto 6.1m x 4.3m

Bed One
3.1m x 3.7m

Bed Two
2.7m x 3.7m

Bathroom
1.7m x 2.3m

First Floor - Flat 9

Kitchen
Upto 3.3m x 2.7m

Living Dining
Upto 6.2m x 4.4m

Bed One
Upto 3.1m x 4.2m

Bed Two
2.7m x 3.7m

Bathroom
2.5m x 1.6m

Second Floor - Flat 10

Living / Dining / Kitchen
Upto 6.1m x 5.0m

Bed One
Upto 4.2m x 3.3m

Bathroom
2.3m x 1.6m

Balcony
6.1m x 1.0m

Second Floor - Flat 11

Kitchen
Upto 3.2m x 2.6m

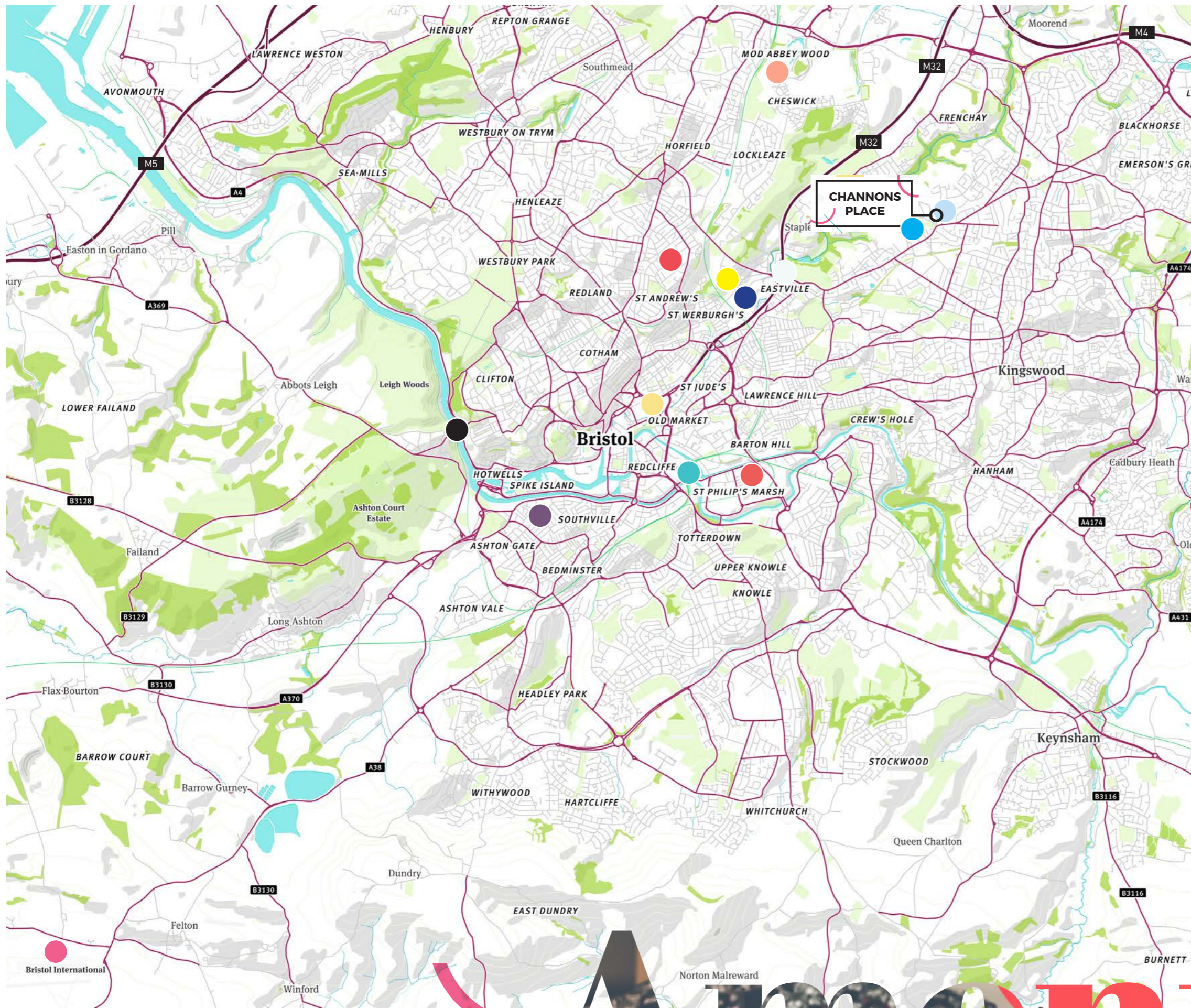
Living Dining
Upto 8.5m x 2.8m

Bed One
Upto 3.1m x 4.2m

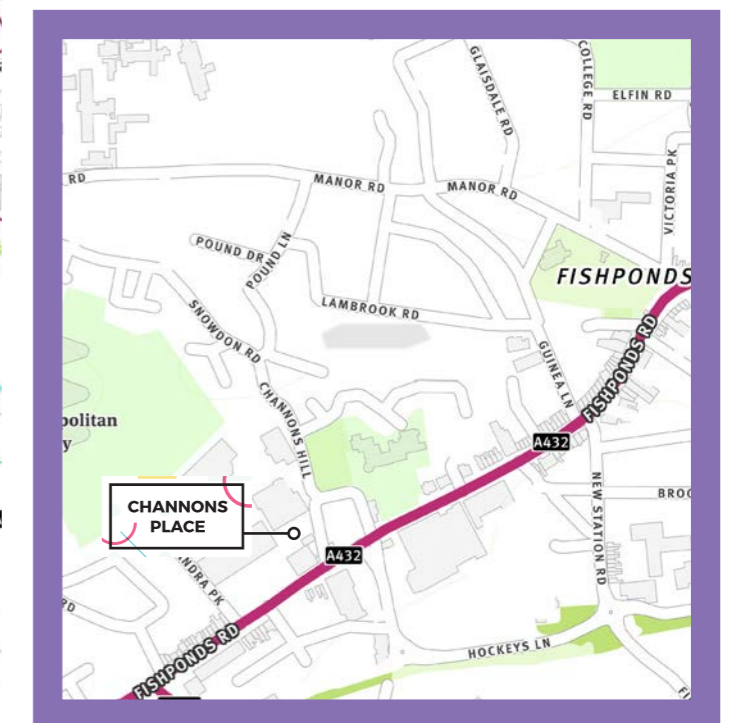
Bed Two
2.7m x 3.7m

Bathroom
2.5m x 1.6m





- Bristol Temple Meads Train Station
- Bristol Cabot Circus (retail, restaurants and cinemas)
- Bristol Avonmeads (retail, cinemas and bowling)
- Bristol Ikea
- Ashton Gate Stadium
- Gloucestershire Cricket Club
- Bristol Airport
- Bristol Temple Quarter
- Bristol Suspension Bridge
- Eastgate Retail Park
- Abbey Wood Shopping Park
- Aldi/Morrisons – opposite Channons Hill
- Fishponds Park



Channons Place

Amenityites



Agents

Taylor's Estate Agents

770 Fishponds Road,
Fishponds, Bristol, BS16 3UA

Tel. 0117 965 3003

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