holbrook moran estate agents

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746 Fishponds Road
Fishponds
Bristol
BS16 3UA



Offers Over £190,000

2 Bedrooms

Franklyn Court, Marina Gardens, Fishponds

Holbrook Moran are delighted to present this spacious two-bedroom maisonette in the popular Marina Gardens development, Fishponds. Offering well-proportioned accommodation over two floors, lovely communal garden views and a peaceful setting, ideal for first-time buyers, downsizers or investors.

Offered with no onward chain

The property is accessed via a welcoming entrance hall, providing access to the main living accommodation and stairs rising to the upper floor. The generous living room offers an excellent space for both relaxing and entertaining, enjoying lovely views over the well-maintained communal gardens. The room is filled with natural light from the dual-aspect windows, with two to the front and a further window to the side.

The separate kitchen is well positioned alongside the living room and provides a practical range of wall and base units, with space for the necessary appliances.

Moving to the second floor, the property offers two good-sized bedrooms, providing excellent flexibility for a couple, small family, guests or those looking to create a dedicated home-working space. The family bathroom is also located on this floor and completes the accommodation.

Externally, one of the property's particularly appealing features is its position within the well-maintained Marina Gardens development. The sellers have particularly enjoyed the quiet setting and views over the communal gardens, providing a pleasant outlook and a sense of privacy. The property also benefits from an allocated parking space, with additional visitor parking available within the development.

SITUATION

Marina Gardens is situated in a popular and convenient part of Fishponds, offering a peaceful setting while remaining within easy reach of a wide range of local amenities. Fishponds High Street and Fishponds Road are close by, with a good selection of shops, cafés, restaurants and everyday conveniences. Similar properties within Marina Gardens are also noted for their proximity to the Bristol to Bath Railway Path and excellent transport links.
The Bristol to Bath cycle path is particularly convenient, with the sellers noting that it provides a cycle into Bristol city centre in around 10 minutes. The development is also well positioned for access to the M32 and wider Bristol, making it an excellent choice for commuters.

Tenure: Leasehold (950 years)
Service Charge: £120 per month













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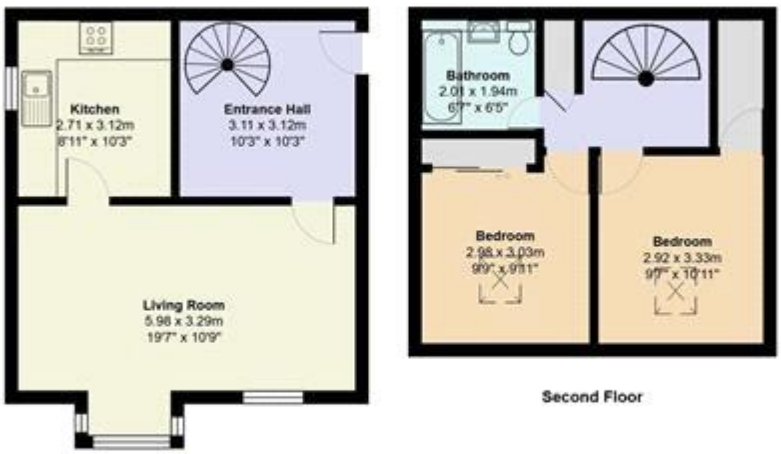




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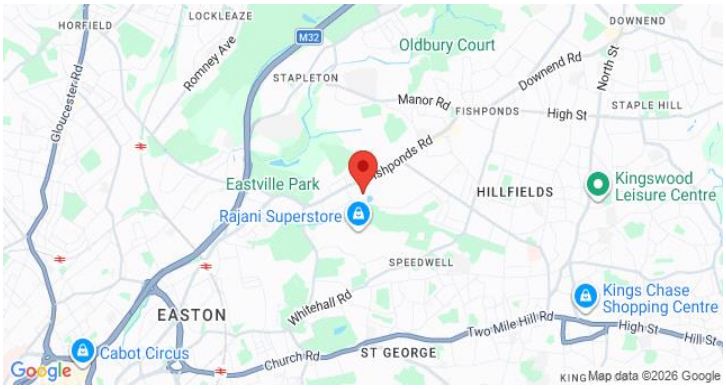
Franklyn Court, Marina Gardens, Fishponds, Bristol, BS16 3YG

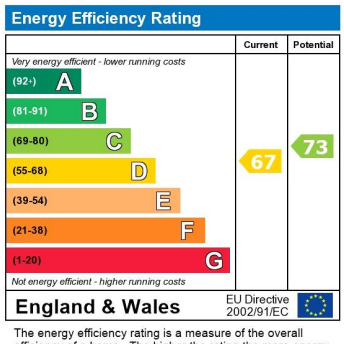
Total Area: 75.2 m² ... 809 ft²



First Floor

Second Floor





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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