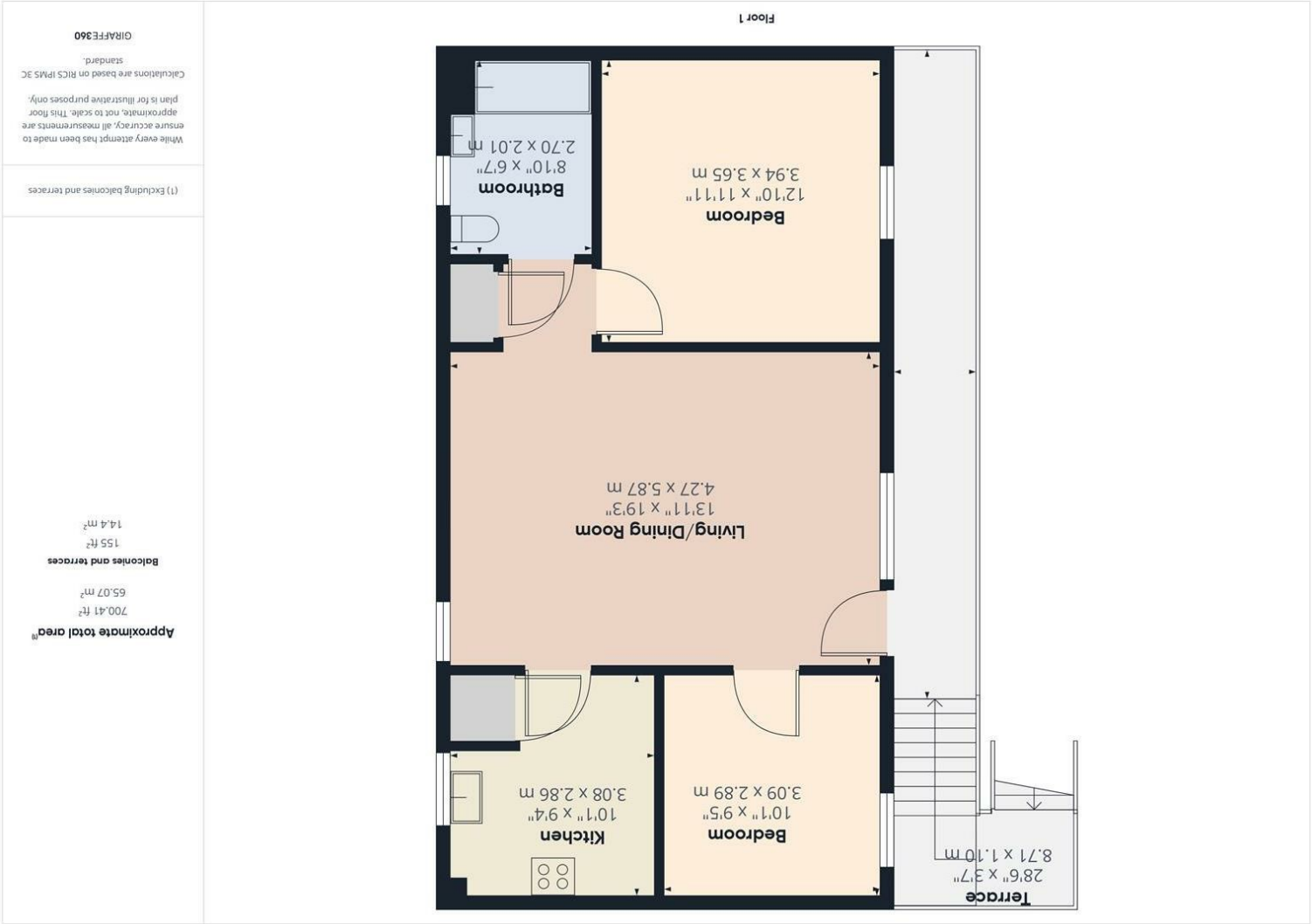




- Coach house style home with valuted ceiling
- Open plan living/dining area
- Modern kitchen in white high gloss
- South facing balcony
- Allocated parking
- Popular Barratt 'Eco' village
- Viewing advised

61 Roman Way, Hanham, Bristol, South Gloucestershire, BS15 3FG  
**£295,000** Freehold

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



**Living/Dining Room**  
14'0" x 19'3" (4.27 x 5.87)

**Kitchen**  
10'1" x 9'4" (3.08 x 2.86)

**Bedroom**  
12'11" x 11'11" (3.94 x 3.65)

**Bedroom**  
10'1" x 9'5" (3.09 x 2.89)

**Bathroom**  
8'10" x 6'7" (2.70 x 2.01)

**Communal Charge** - £165.74 payable quarterly



PROPERTY TYPE Coachhouse  
BEDROOMS 2  
RECEPTION ROOMS 1  
BATHROOMS 1  
EPC RATING C  
COUNCIL TAX BAND B



Beautifully presented coach house style apartment with vaulted ceilings. Open plan living space and dining area with contemporary modern kitchen in white high gloss, two double bedrooms and a modern bathroom suite. With a south facing balcony running across the front of the property, there is allocated parking and an external outside area with large storage shed.

These properties are built from factory made SIP panels that minimise waste and are energy efficient to produce. The property boasts eco friendly technology including high spec insulation, sound proofing and solar panels, plus a mechanical heat recovery and ventilation unit (MHRU). All of this makes these homes super efficient and cheap to run.



### the location

Set on the ever popular Barratt 'Eco' Village, this super efficient home has south facing views across the communal gardens and play area towards the Hanham Hills. Within the development is a cafe and a gym, and there are also allotments which maybe available for hire. The Bristol to Bath cycle path is easily accessible, plus a convenience store on nearby Memorial Road and the shops, restaurants and bars of Hanham high street are a short walk away. Longwell Green retail park with its range of national retailers and leisure facilities, including cinema complex, gym and swimming pool is a short drive away, alternatively is only a short walk or ride via the cycle path. Bristol 3.9 miles Bath 8.7 miles

### what the owners will miss

*We've absolutely loved our time living at Roman Way on the Hanham Hall Estate. The sense of community here is truly special, with events for all ages bringing neighbours together throughout the year. Driving into the estate feels more like being on holiday rather than being just minutes from the heart of Bristol. It's a wonderfully calming place to come home to every day. One of the things we'll miss most is how energy-efficient and cost-effective the property is, especially given rising living costs. It's been a real bonus of living here."*



### just a thought...

If you hadn't considered an apartment before, think again! With its own balcony and front door, and pleasant views, these architecturally designed homes are not only efficient to run, but are extremely well proportioned and make an excellent use of space. If you are looking for something modern, contemporary and a bit different this is the property for you!