



Flatts Close, Stoke Gifford Bristol BS34 8BN

welcome to

Flatts Close, Stoke Gifford Bristol

This exceptional apartment with views and light combines location, functionality and style in perfect harmony. The space includes two double bedrooms, two bathrooms and a wonderful main open-plan living space leading outward onto the superb (and spacious) balcony.

Flatts Close Entrance

The modern and stylish entrance point with full length doors includes electronic entry to all flats, lift access and further well presented staircase leading upwards.

Communal Area

Well presented throughout and benefiting from pleasant light surroundings.

Private Entrance (First Floor)

A modern contemporary door leads inwards to the spacious hallway.

Hallway

The hallway given it's stylish dimensions and decor instantly accentuate the feeling of space as found throughout. The 'dogleg' hallway leads to all areas including the utility and includes modern wood effect flooring, great colour scheme and attractive angled spot lights.

Main Living Space

21' max x 12' 2" max (6.40m max x 3.71m max)
WOW!! The main living space incorporates the kitchen area with consummate ease. The light and bright room offers full length glazed balcony doors and additional side windows offering even more natural light. All of the aforementioned look phenomenal against the stylish way this has been presented in unison to the high quality fixtures and fitting. There is plenty of space for a dining table in addition to the expected lounging furniture.

Kitchen Area

Full fitted kitchen presented in gloss white against contrasting worktops. The kitchen includes all the expected integrated appliances alongside great

storage and generous preparation space. Finished beautifully which bespoke splashback tiling and overhead angled spotlights.

Bedroom 1

12' 6" max x 10' 2" max (3.81m max x 3.10m max)
Again....beautifully presented, light and bright with a lovely outlook! The primary double bedroom offers generous proportions, built-in storage and convenient ensuite. Finished with modern flooring and pendant light.

Ensuite

7' 5" max x 4' 9" max (2.26m max x 1.45m max)
Spacious ensuite to include an oversized shower cubicle, WC, basin and heated towel rail. Finished to a high standard with wood effect flooring, spotlights and extractor fan.

Bedroom 2

12' 10" max x 9' 10" max (3.91m max x 3.00m max)
Bedroom 2 is another well proportioned which is currently used as a spare room and office. As expected, finished to a high standard.

Bathroom

7' 3" max x 6' 7" max (2.21m max x 2.01m max)
Again...generous proportioned and very well presented. The three piece bathroom includes a shower over bath, extractor and heated towel rail. Complete with modern flooring, extractor and oversized wall tiles.

Utility

Leading away from the hallway. Space for storage and ideal for a tumble dryer etc. This space offers elevated convenience.

External

Balcony

Leading directly from the main living space. The gorgeous balcony offers views and a perfect place to enjoy the outside world and alfresco dining. The location of this apartments allows for (arguably) the best views on the development.

Parking

Allocated parking adjacent plus visitor space.

Agents Notes

We have been advised by the vendor:

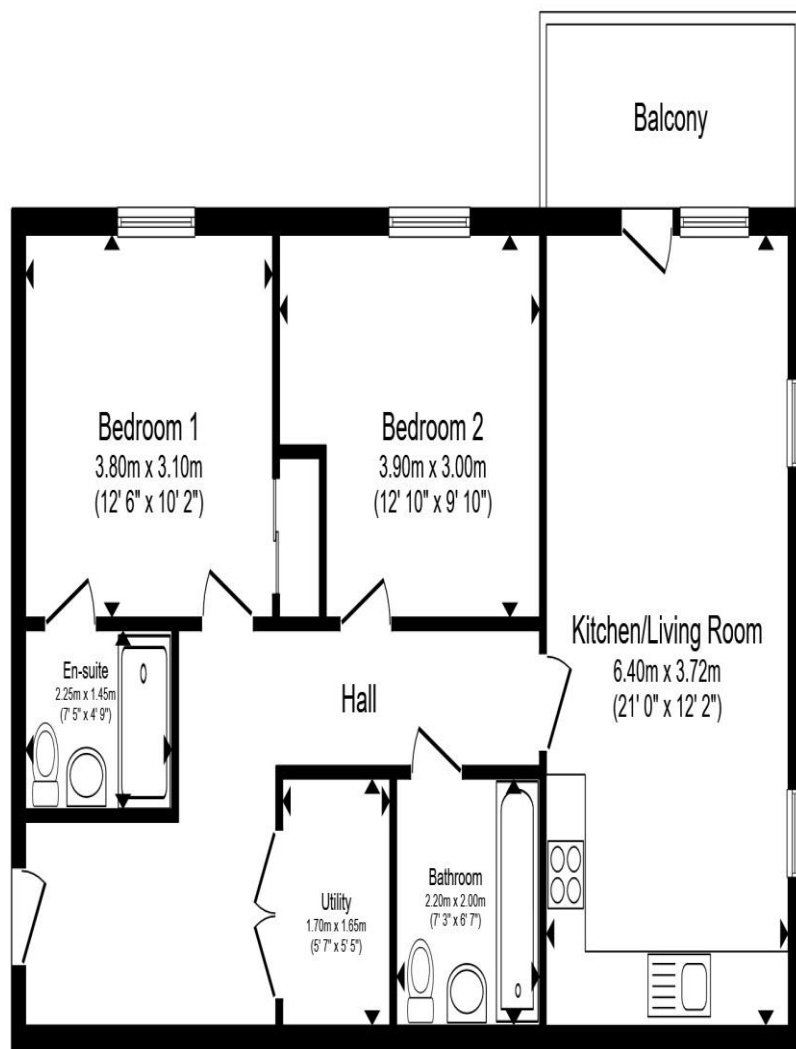
Lease: 999 from August 2023

Ground Rent: Nil

Service Charge: £1695.86 p/a

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

We advise that all legal and financial information is checked independently.



Total floor area 75.0 m² (807 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

 allen & harris



welcome to
Flatts Close,
Stoke Gifford Bristol

- Exceptional Two Bedroom / Two Bathroom Apartment - NO CHAIN
- *** See HD Interactive Video Tour *** / Desirable Brooklands Development
- Exemplary Views Across the Site and Beyond
- Generous Proportions Throughout / Spacious Linking Space and Utility Area
- Stylish and Extremely Well Presented / Very Well Maintained

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1695.86

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



view this property online allenandharris.co.uk/Property/STG110232



Property Ref:
STG110232 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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