



Flatts Close, Stoke Gifford Bristol BS34 8BN

welcome to

Flatts Close, Stoke Gifford Bristol

This beautifully presented two double-bedroom apartment offers exceptionally generous living space throughout and includes allocated parking. Situated on the raised ground floor, the property benefits from a stunning private terrace/balcony providing an ideal space for relaxation and entertaining.

Flatts Close Entrance

The smart entrance point with video phone system leads into well presented communal space.

Private Front Door

A smart and contemporary modern door leads inwards.

Hallway

Upon entry the feeling of space is immediate. The expansive hallway instantly accentuates the size and space as throughout and is presented with modern wood effect grey flooring and pendant lights. Here leads seamlessly to all other areas including the utility space.

Combined Living Space

20' 4" max x 11' 9" max (6.20m max x 3.58m max)

The living space very comfortably accommodates a living area and kitchen space with consummate ease. There is also further space for a dining area and even a desk should the new owner require. It is light and bright given the expanse of glass to the front aspect and grants direct access to the terrace/balcony offering a sense of 'inside-outside' living.

Kitchen Area

The well equipped kitchen includes an induction hob, oven and dishwasher plus integrated fridge and freezer. There is vast storage and the marble effect effect counter tops look superb against the stainless steel splashbacks and deep blue cabinetry.

Bedroom 1

11' 9" max x 9' 10" max (3.58m max x 3.00m max)

Very well proportioned primary double bedroom with windows offering an attractive outlook and

beautiful light levels. The well presented space is finished with carpet and pendant lights featuring spacious mirror front wardrobes.

Ensuite

7' 3" max x 4' 9" max (2.21m max x 1.45m max)

Again, well proportioned. The ensuite with contemporary marble effect tiling and modern flooring contains an oversized walk-in shower, basin, WC and extractor.

Bedroom 2

10' max x 9' 4" max (3.05m max x 2.84m max)

The second room is presented to the same quality finish and also easily accommodates a double bed. A recessed space in Bedroom 2 is perfect for a full sized wardrobe or additional desk/working space as required.

Family Bathroom

7' 1" max x 6' 8" max (2.16m max x 2.03m max)

Very well presented bathroom to include a bath, WC, basin, chrome towel rail and extractor. Finished to a high standard (again) with marble effect tiling and modern flooring.

Terrace/Balcony

Very well proportioned with composite decking boards, glass balustrade finish and stainless steel rails. Southerly facing and particularly pleasant for alfresco dining and relaxing.

Parking

Allocated and visitor parking to front.

Agents Notes

Lease: 999 from 2022

Service Charge: £1905.60 p/a to include insurance

Ground Rent: Nil

The above is as advised by the seller. Please note that it is recommended to have all legal and financial information checked independently.

Agents Notes

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.



Floor Plan

Total floor area 63.8 m² (686 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



welcome to
Flatts Close,
Stoke Gifford Bristol

- Superb Two Bedroom / Two Bathroom Apartment within the Desirable Brooklands Development
- ***See Interactive HD Video Tour In Photos***
- Raised Ground Floor with Southerly Facing Balcony/Terrace
- Ensuite to Master plus Family Bathroom
- Spacious Separate Utility / Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1905.60

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.

£269,000



view this property online allenandharris.co.uk/Property/STG110064



Property Ref:
STG110064 - 0006

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