



Connells

Paxton Drive
Bristol



Property Description

Connells are delighted to present this beautifully updated one-bedroom apartment, ideally positioned in the highly convenient Ashton area. Just a short distance from Bristol City Centre and offered with no onward chain, this property is perfectly suited to both first-time buyers and investors. Situated on the third floor with lift access, the apartment has been well maintained and thoughtfully modernised by the current owner, including a newly fitted kitchen and bathroom. The accommodation briefly comprises an entrance hallway with built-in storage, a stylish three-piece bathroom suite, a spacious double bedroom and a contemporary open-plan kitchen with integrated appliances leading into a bright living/dining area. The living space enjoys pleasant views across Ashton Gate and the surrounding area. The location offers excellent connectivity, with easy access to the City Centre, Clifton and North Street. Transport links are superb, including the nearby Long Ashton Park & Ride, the A4 (Portway) providing access to the M5 motorway network, and Temple Meads station within close reach. A Metrobus stop is also nearby, along with a convenient cycle path into the city. Additional benefits include secure bike storage and allocated parking directly outside the building.

Entrance Hall

An entrance door leading into a hallway, storage cupboard, doors off to principal rooms.

Kitchen/Living Area

25' 9" x 10' 9" (7.85m x 3.28m)

Living Area

UPVC double glazed glass window, wall mounted electric radiators, carpet flooring.

Kitchen

A range of base units and drawers with matching wall units and rolled edge worktops over, integrated oven/grill with inset of four rings gas hob and with an extractor hood above, a single and half bowl stainless sink

unit and drainer with mixer taps, integrated fridge/freezer.

Bedroom

12' 6" x 9' 3" (3.81m x 2.82m)

UPVC double glazed glass window, wall mounted electric radiator, carpet flooring.

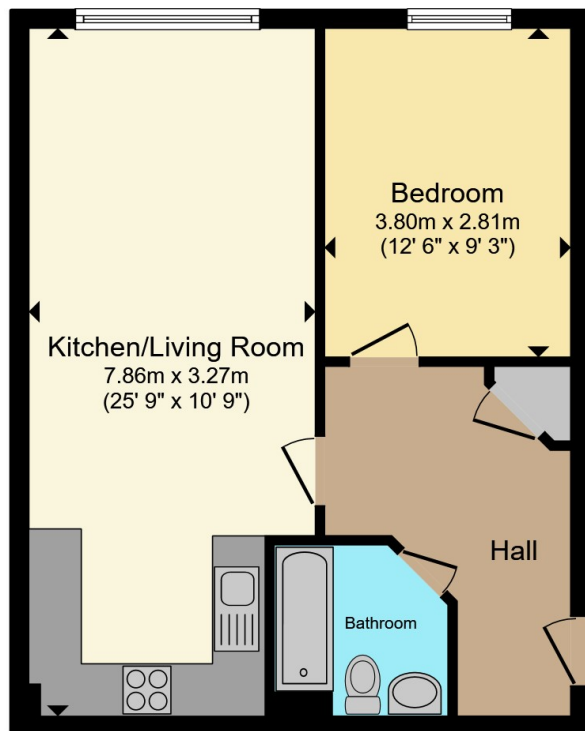
Bathroom

Low level flush wc, pedestal hand wash basin, a panelled bath tub with twin grip handles, shower screen, mixer taps, and main showers above, fully tiled around.

Parking

Allocated parking.





Total floor area 48.6 m² (523 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



To view this property please contact Connells on

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243 North Street Southville
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EPC Rating: C

Council Tax
Band: A

Service Charge:
2226.72

Ground Rent:
200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BMR312842

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: BMR312842 - 0002