



Lane End Road, Patchway Bristol BS34 5US

welcome to

Lane End Road, Patchway Bristol

The spacious apartment located on the third third benefits from outstanding views towards Brabazon and across Bristol. The space is finished to a high standard complementing the very well proportioned rooms including the ensuite. Furthermor the entrance hall grants a wow factor as soon as you enter.

Lane End Road

Entrance

Communal Areas

Private Entrance (third Floor)

Open-Plan Living Space

23' max x 12' 6" max (7.01m max x 3.81m max)

Kitchen Area

Bedroom 1

12' 5" max x 8' 11" max (3.78m max x 2.72m max)

Ensuite

Bedroom 2

11' 7" max x 7' 5" max (3.53m max x 2.26m max)

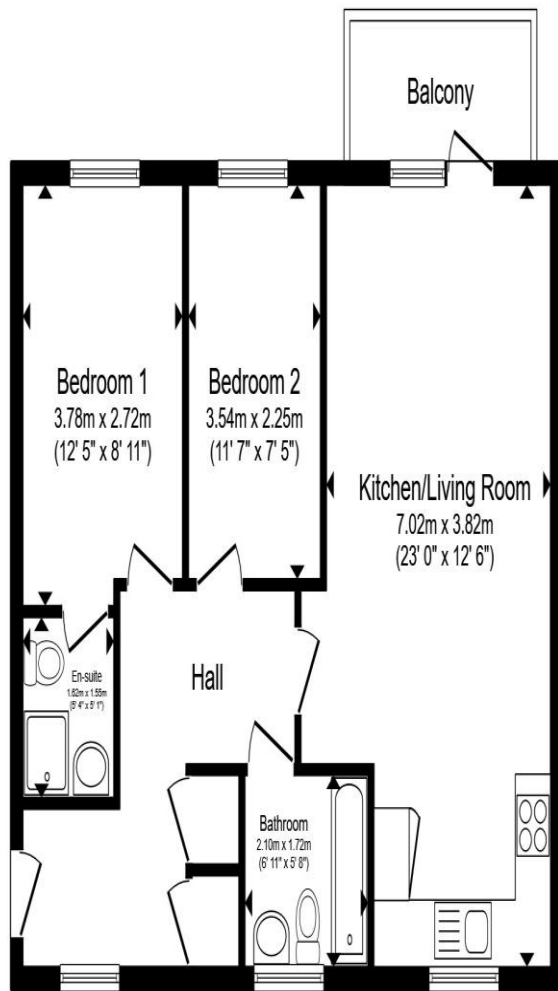
Family Bathroom

Balcony

Agents Notes

We have been advised that the lease length is 999 years as from 2017, ground rent of £300 p/a and service charge of £700 p/a.

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



Second Floor

Total floor area 63.1 m² (680 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



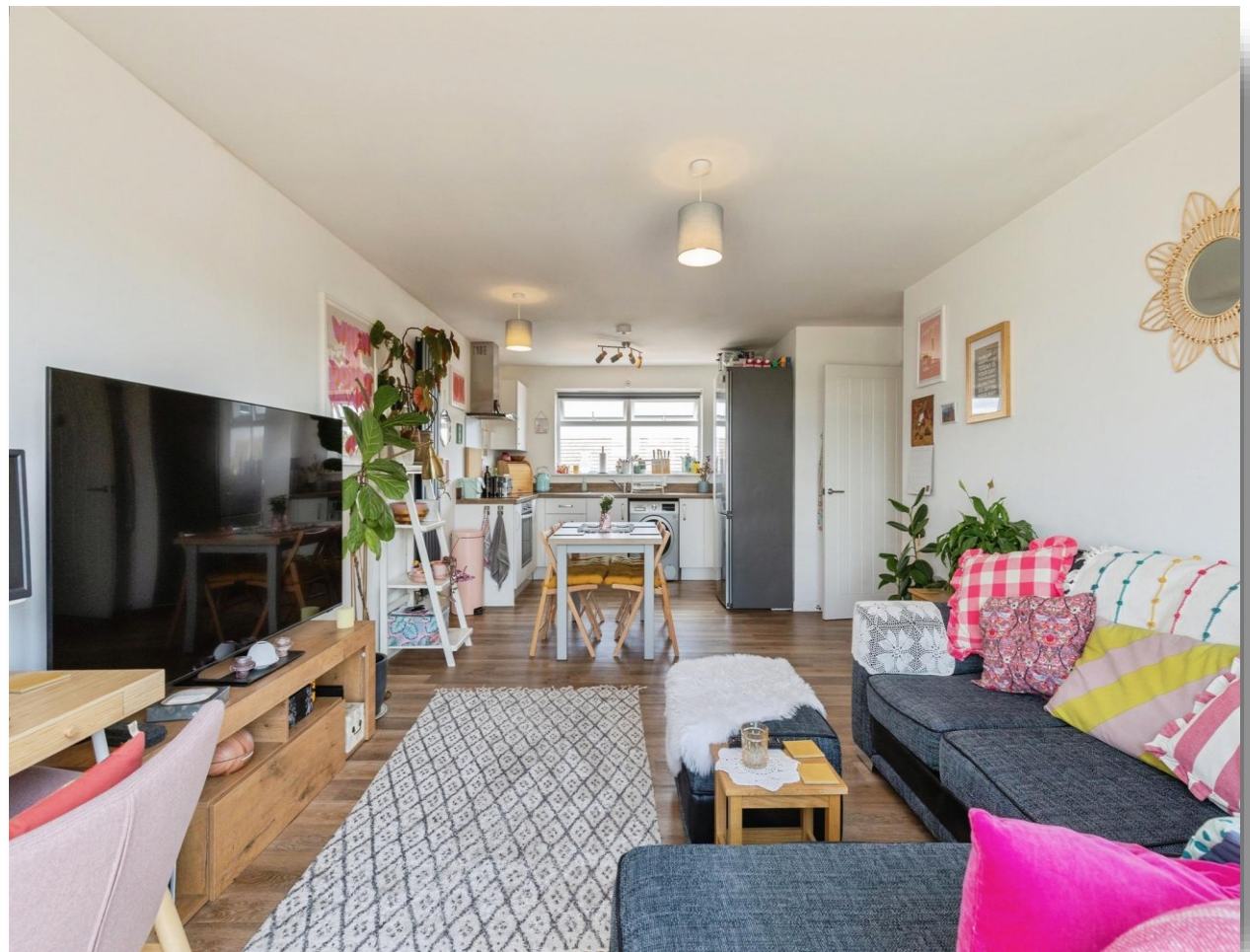
welcome to
Lane End Road,
Patchway Bristol

- Highly Sought-After Charlton Hayes Location
- Two Double Bedroom / Two Bathroom (Master with Ensuite).
- Open Plan Main Living Space with Kitchen (Dual Aspect Credentials).
- Walk Out Balcony with Exceptional View
- Light and Bright Throughout / VERY Well Presented / Additional Storage

Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: 1426.00
Ground Rent: 65.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£230,000



view this property online allenandharris.co.uk/Property/STG110261



Property Ref:
STG110261 - 0002

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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