



Flatts Close, Stoke Gifford Bristol BS34 8BN

welcome to

Flatts Close, Stoke Gifford Bristol

This stylish apartment benefits from its desirable Brooklands Development location and capitalises on the position thanks to the walk-out balcony. Very generous proportions throughout including an ensuite to master, spacious linking hallway and separate internal utility/storage.

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 Areas

Well presented throughout and benefiting from pleasant light surroundings.

Private Entrance (Front Door)

A modern contemporary door leads inwards to the spacious hallway.

Hallway

The spacious hallway instantly accentuates the size and space as found throughout. Here leads onwards to all areas including the unusually large utility space and additional storage. The space is finished to a modern and contemporary standard to include modern flooring and pendant lights.

Open-Plan Living Space

21' max x 12' 4" max (6.40m max x 3.76m max)

The main open-plan living space is an absolute joy and comfortably incorporates the living space, dining area and kitchen with consummate ease. The room is flooded with light and leads out to the private balcony. Finished to a modern standard with spotlights and contemporary decor.

The kitchen area follows suit with stylish wall and base units, contrasting worktops and integrated appliances alongside great storage.

Bedroom 1

12' 6" max x 10' 4" max (3.81m max x 3.15m max)

The primary bedroom offers great light, pleasant outlook and spacious ensuite shower room. Here

has the added bonus of built-in storage and is finished with fitted carpet.

p/a.

Ensuite

7' max x 4' 9" max (2.13m max x 1.45m max)

Again, great proportions and superb contemporary finish. Complete with an oversized shower, WC, heated towel rail, basin, wall tiles and modern flooring.

Bedroom 2

12' 10" max x 9' 10" max (3.91m max x 3.00m max)

Again...well proportioned with lots of natural light. Finished to a high standard.

Family Bathroom

7' 3" max x 6' 7" max (2.21m max x 2.01m max)

Classic and contemporary family bathroom to include a full three piece suite with shower over bath and glass screen. Installed to a high standard with modern flooring, wall tiles, heated towel rail and extractor.

Utility / Storage

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

Balcony

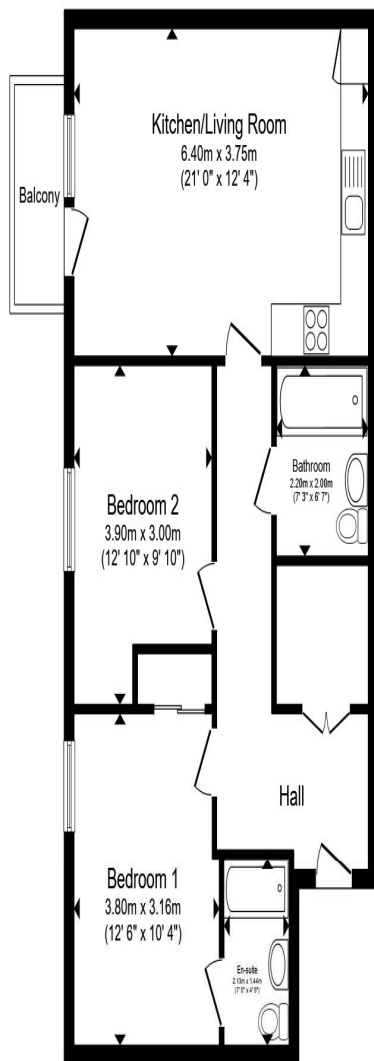
Leading directly from the main living space. The gorgeous balcony offers views and a perfect place to enjoy the outside world and alfresco dining.

Parking

Allocated parking adjacent plus visitor space.

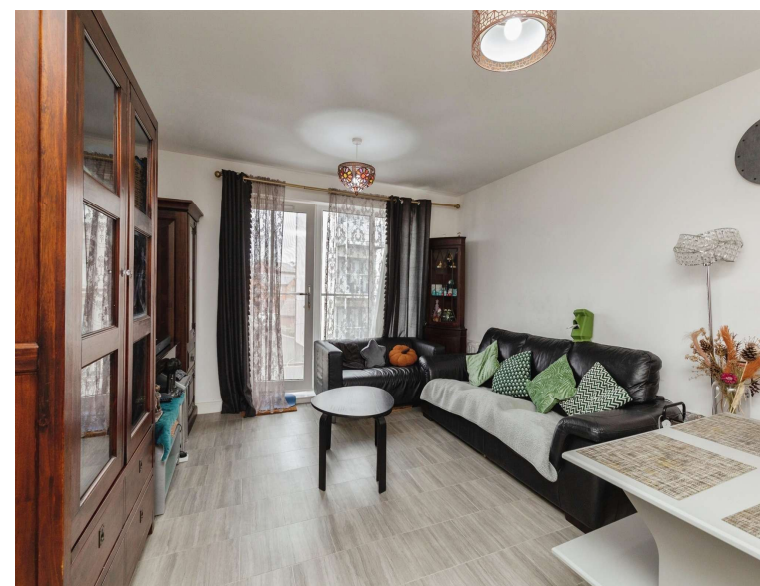
Agents Notes

We have been advised that there is a 999 year lease as of January 2022 and service charge of £1769.63



Total floor area 71.1 m² (766 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

- Stylish and Desirable Two Bedroom/Two Bathroom Apartment
- Sought-After Brooklands Development - Stoke Gifford
- First Floor Position with Walk-Out Balcony
- Ensuite to Master and Family Bathroom / Great Proportions Throughout
- Open-Plan Main Living Space to Include Spacious Contemporary Kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1769.63

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.

£280,000



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Property Ref:
STG110176 - 0003

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