# 94 Shepherds Walk, Bradley Stoke, Bristol, BS32 9AY

# £1,250 Per Month



GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.




TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.
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The Important Bit!

We have carefully prepared these particulars to provide you with a fair and reliable description of the property. However, these details and anything we've said about the property, are not part of an offer of contract, and we can't guarantee their accuracy. All measurements given are approximate and our floorplans are provided as a general guide to room layout and design. Items shown in photographs are NOT included in the sale unless specifically mentioned, however they may be available by separate negotiation. We haven't tested any of the services, appliances, equipment, fixtures or fittings listed, or asked for warranty or service certificates, so unless stated they are offered on an 'as seen' basis. We recommend you carry out your own independent checks to satisfy yourself as to their working order and condition, prior to exchange of contracts. Please also be aware that if services have been switched off/disconnected/drained down, reconnection charges may apply. If you wish to express an interest in this property or make a formal offer, you need to come through us for all negotiations. Intending purchasers will be asked to provide proof of their ability to fund the purchase and identification to comply with money laundering regulations and we ask for your co-operation in order to avoid delay in agreeing the sale.



2 1 1 B

Council Tax Band: B | Property Tenure:

A well-presented, spacious two double-bedroom apartment, situated in the quiet residential area of Shepherds Walk in the heart of Bradley Stoke, just a short walk from the Willowbrook Centre with shopping, restaurants, a gym, and leisure facilities. The property is in close proximity to the M4/M5 Motorway junction providing great links to London, Cardiff & Bristol City Centre.

The property is spacious throughout with an open plan living / kitchen area with appliances including an new electric oven, gas hob, fridge / freezer & washing machine (which will be gifted to the new tenant). There are two double bedrooms with the main one benefitting from built in wardrobes. there is a family bathroom with a white suite and a shower over the bath.
Additional benefits include gas central heating and allocated parking space
Available NOW!! Not suitable for sharers, students or smokers.

Council Tax Band: B
Holding Deposit 1 week : £323.08
Dilapidations Deposit 5 weeks : £1615.38
AWARD WINNING LETTING AGENT.





## Hallway

## Lounge
**20'0 x 13'0 max (6.10m x 3.96m max)**

## Kitchen
**8'10 x 6'04 (2.69m x 1.93m)**
Incorporating of a new electric oven, gas hob and fridge freezer

Washing machine will be gifted

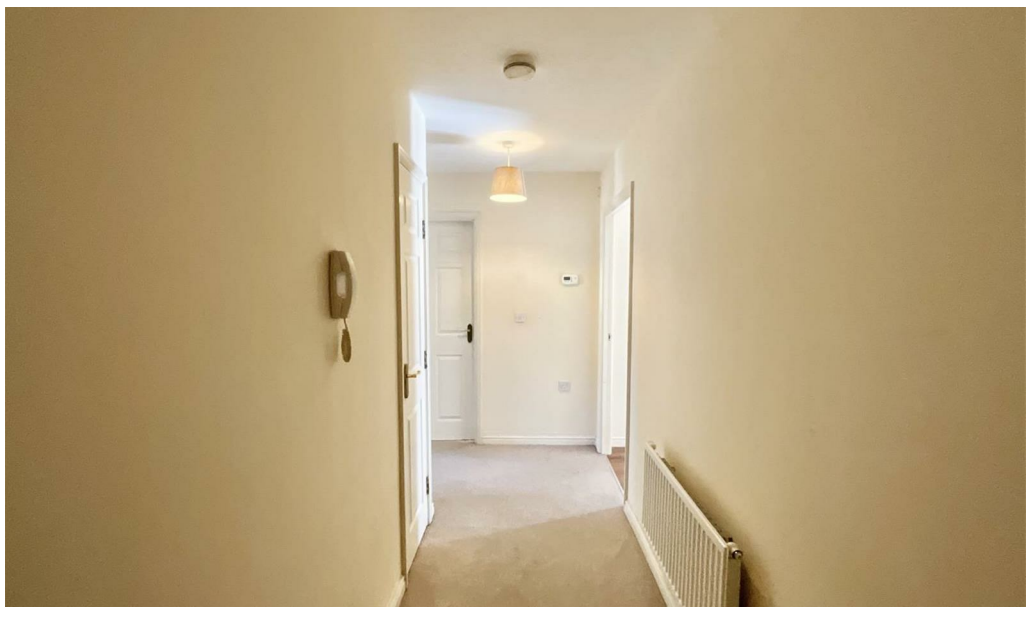
## Bedroom One
**12'03 x 11'05 (3.73m x 3.48m)**
With built in wardrobes

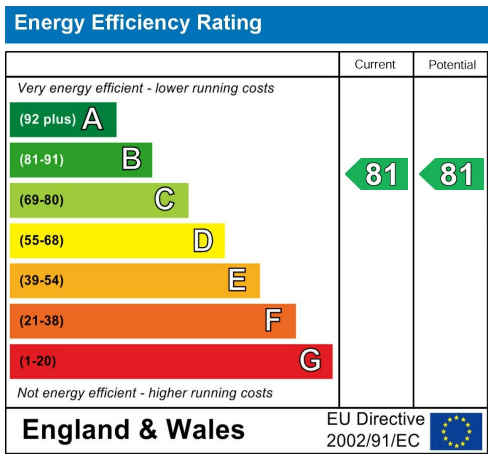
## Bedroom Two
**11'10 x 10'10 max (3.61m x 3.30m max)**

## Bathroom
**8'10 x 6'04 (2.69m x 1.93m)**
Comprising of a white 3 piece suite with WC, wash hand basin and bath with shower over

## parking
Allocated parking space right hand side of lamp post











The Property Ombudsman

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