



HOWECROFT COURT EASTMEAD LANE,
STOKE BISHOP, BS9 1HJ

GOODMAN
& LILLEY



A SPACIOUS "CHAIN-FREE" TWO DOUBLE BEDROOMED APARTMENT LOCATED IN A SOUGHT AFTER STOKE BISHOP POSITION AND BENEFITTING FROM WONDERFUL WESTERLY FACING ROOFTOP VIEWS, A GARAGE, COMMUNAL GARDENS AND PARKING.

Location

Located in the tranquil and leafy suburb of Stoke Bishop, in close distance of the renowned Durdham Downs and within a short walk of Stoke Hill shops and to Whiteladies Road and Bristol City Centre beyond.

Accommodation

Please see the floorplan for room measurements.

Communal Entrance

Via a communal entrance door to a communal hallway with stairs to the entrance door.

Entrance Lobby

With additional door to the main hallway.

Entrance Hallway

With built in storage cupboard and doors to:

Sitting / Dining Room

A good size room with double glazed windows to the rear aspect with wonderful views over Stoke Bishop towards Blaise Castle, door to the kitchen.

Kitchen

A recently refitted kitchen with wall and base units, work surfacing over, sink unit, integrated cooking appliances, new heating system, spaces and plumbing for white goods (that could be included in the sale), built in storage and double glazed windows again with wonderful roof top rear views.

Bedroom 1

Double glazed windows to the front aspect and built in wardrobes.

Bedroom 2

Double glazed windows to the front aspect.

Shower Room

Recently refitted with a modern suite comprising a large walk in shower cubicle with glass screen, low level WC and wash basin, built in storage.

Outside

Communal Garden

Well tended communal gardens to the front and rear of the property.

Garage and Parking

There is a single garage (no 12) situated in a block to the rear of the property and visitor parking.

Further Information

- *No chain
- *Roof replaced 18 months ago by management company
- *Hillcrest Estate Management
- *Management Fee is £1968 per annum
- *999 Year Lease from June 1981
- *New Kitchen, New Shower Room, New Heating System, New Radiators
- *Rental valuation for two professional sharers £1500 per month

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- Popular Purpose Built Apartment
 - Two Double Bedrooms
 - Sought After Location
 - New Kitchen/Bathroom

- Superb Views
- Garage and Parking
- 16ft Living Area
- Viewing Highly Recommended

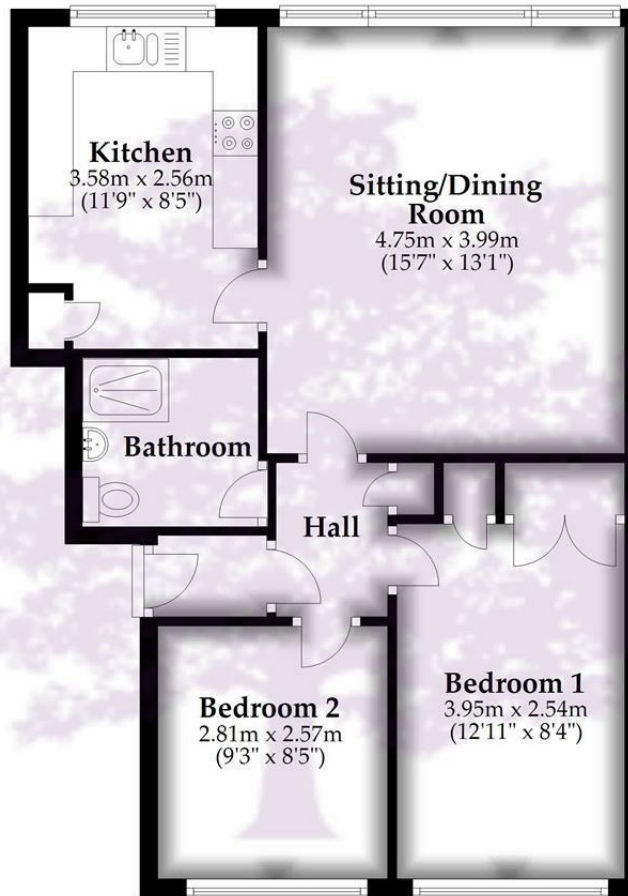


GUIDE PRICE £275,000



Floor Plan

Approx. 55.5 sq. metres (597.0 sq. feet)



Total area: approx. 55.5 sq. metres (597.0 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Plan produced using PlanUp.

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