



10 WELLESLEY MEWS,
BRISTOL, BS10 5DJ

**GOODMAN
& LILLEY**



A STUNNING TWO BEDROOM GROUND FLOOR GARDEN APARTMENT THAT FORMS PART OF THE POPULAR WELLESLEY MEWS DEVELOPMENT.

Location

The property is positioned within close proximity to shops and amenities of Westbury-on-Trym and Henleaze, good access to the M4 and M5 motorway networks, MOD, Airbus, Baddock Woods, Henleaze Swimming Lake and walking distance from Southmead hospital. Within proximity are a host of both state and independent, primary and secondary schools. Offers an excellent purchase opportunity for both home owners and buy to let investors alike.

Summary

The accommodation all set over the ground floor comprises of two double bedrooms, a modern bathroom, a wonderful open plan living space with a utility cupboard, kitchen/dining and living areas and doors out to a rear courtyard garden. Further benefits include gas central heating, double glazing throughout and one allocated off street parking space.

Accommodation

Please see the floorplan for room measurements.

Entrance

Entrance via solid wooden main front door with obscured glazed inset leading to the hallway.

Entrance Hall

With wood flooring and doors to:

Open Plan Living Area

A wonderful modern open plan living space with kitchen, dining and living areas, fitted wooden flooring throughout, double glazed window to the rear and double glazed French doors to a rear courtyard garden. There

are good living and dining areas and a contemporary fitted kitchen offers a range of matching wall and base units with wooden work surfaces over, tiled splashbacks, stainless steel sink with drainer unit and mixer tap over, integrated appliances including electric oven, hob with extractor canopy over, space and a fitted dishwasher, cupboard housing boiler, radiator and door to the utility / storage cupboard with ample storage space, space and plumbing for washing machine.

Bedroom One

A generous double main bedroom with double glazed window to the front aspect with built in storage cupboards and wardrobes providing ample storage.

Bedroom Two

A double bedroom with double glazed window to the front of the property.

Bathroom

Fitted with a modern white suite comprising bath with shower over, low level wc and wash basin. Tiled surrounds and extractor fan.

Rear Courtyard Garden

A great timber decked outside space fully enclosed with additional storage to the rear of the apartment.

Allocated Parking

One space in front of the apartment.

Lease Information

Length of Lease: 250 years from 1 July 2010

Ground Rent: £200 per annum

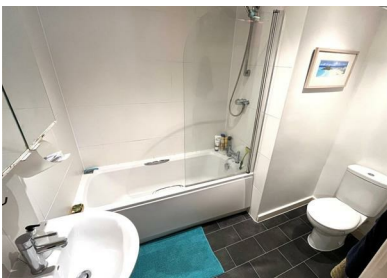
Service Charge: £1,457.60

This information should be checked by your legal adviser.

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- Wonderful Ground Floor Garden Apartment
 - Modern Open Plan Living Area
 - Allocated Parking
 - Two Double Bedrooms
 - Courtyard Garden
 - Popular and Sought After Location

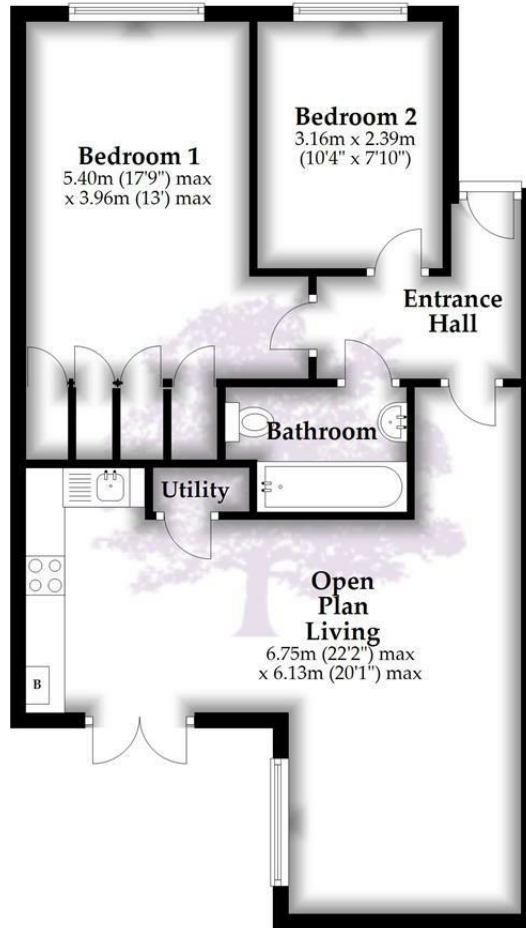


ASKING PRICE £240,000



Floor Plan

Approx. 61.5 sq. metres (662.3 sq. feet)



Total area: approx. 61.5 sq. metres (662.3 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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