



HOWECROFT COURT EASTMEAD LANE,  
STOKE BISHOP, BS9 1HJ

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GOODMAN  
& LILLEY



LOCATED IN A SOUGHT AFTER STOKE BISHOP POSITION AND BENEFITTING FROM WONDERFUL WESTERLY FACING VIEWS, A GARAGE, COMMUNAL GARDENS AND PARKING IS THIS WONDERFUL PURPOSE BUILT TWO DOUBLE BEDROOMED APARTMENT.

### 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 access to the main hallway.

### Entrance Hall

With doors to:

### Living / 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 well appointed kitchen with wall and base units, work surfacing over, sink unit, integrated cooking appliances, spaces and plumbing for white goods, built in airing/storage cupboard and double glazed windows again with wonderful roof top rear views across Stoke Bishop.

### Bedroom One

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

### Bedroom Two

Double glazed windows to the front aspect.

### Bathroom

Fitted three piece white suite with shower fitted over the bath and built in mirrored storage.

### Outside

### Communal Gardens

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

### Garage / Parking

There is a single garage 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 £2100 per annum
- \*999 Year Lease from June 1981
- \*Rental valuation for two professional sharers £1500 per month

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- Well Appointed Two Bedroom Apartment
  - Popular Bristol Location
  - Garage and Parking
  - No Chain
  - Communal Gardens
  - Superb Views

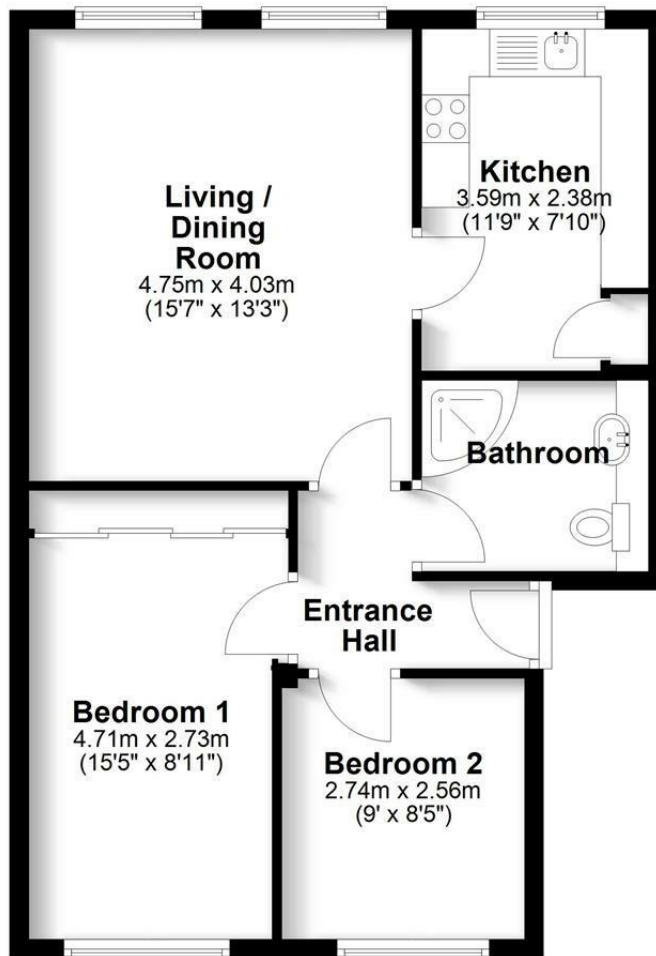


GUIDE PRICE £275,000



## Floor Plan

Approx. 57.2 sq. metres (616.2 sq. feet)



Total area: approx. 57.2 sq. metres (616.2 sq. feet)

**HENLEAZE** - 0117 2130777  
henleaze@goodmanlilley.co.uk

**PORTISHEAD** - 01275 430440  
sales@goodmanlilley.co.uk

**SHIREHAMPTON** - 0117 2130333  
shire@goodmanlilley.co.uk

Zoopla.co.uk

rightmove



[WWW.GOODMANLILLEY.CO.UK](http://WWW.GOODMANLILLEY.CO.UK)

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