

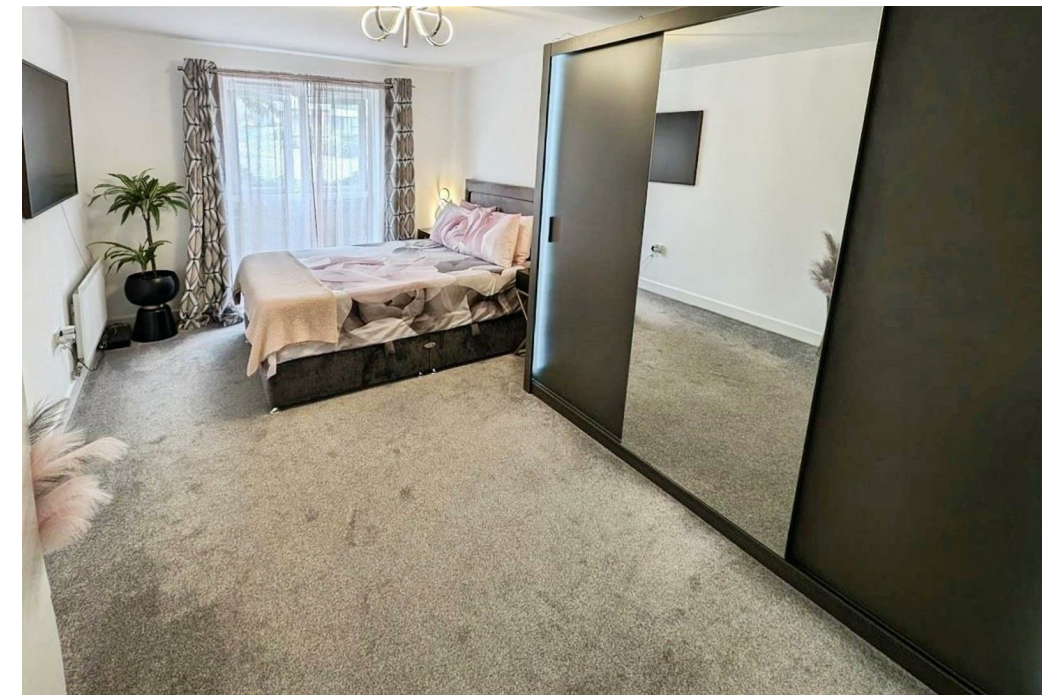
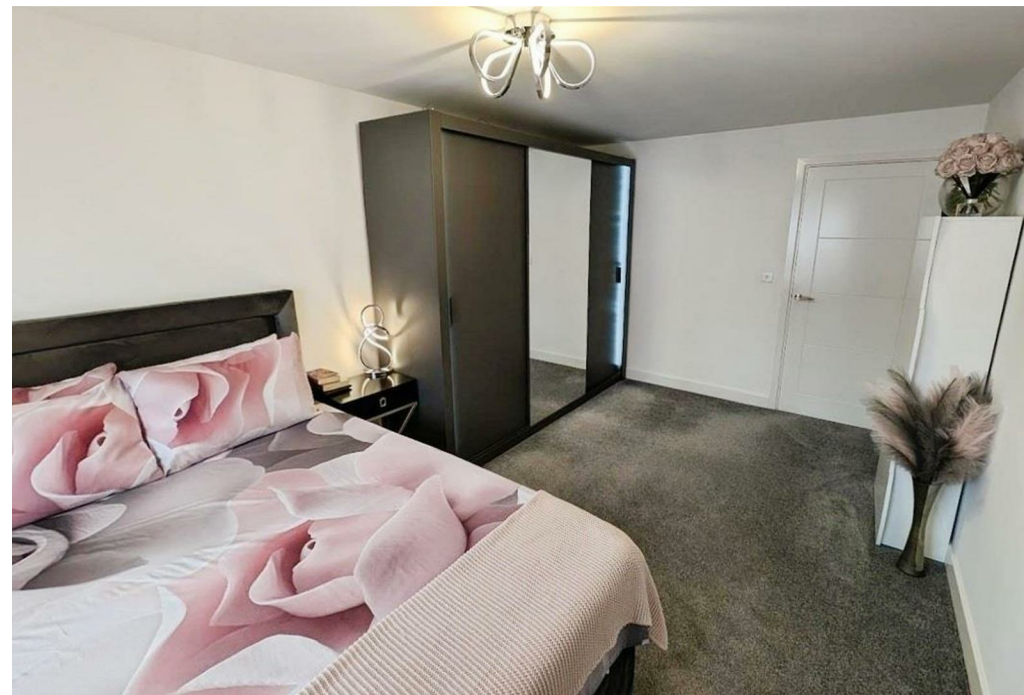
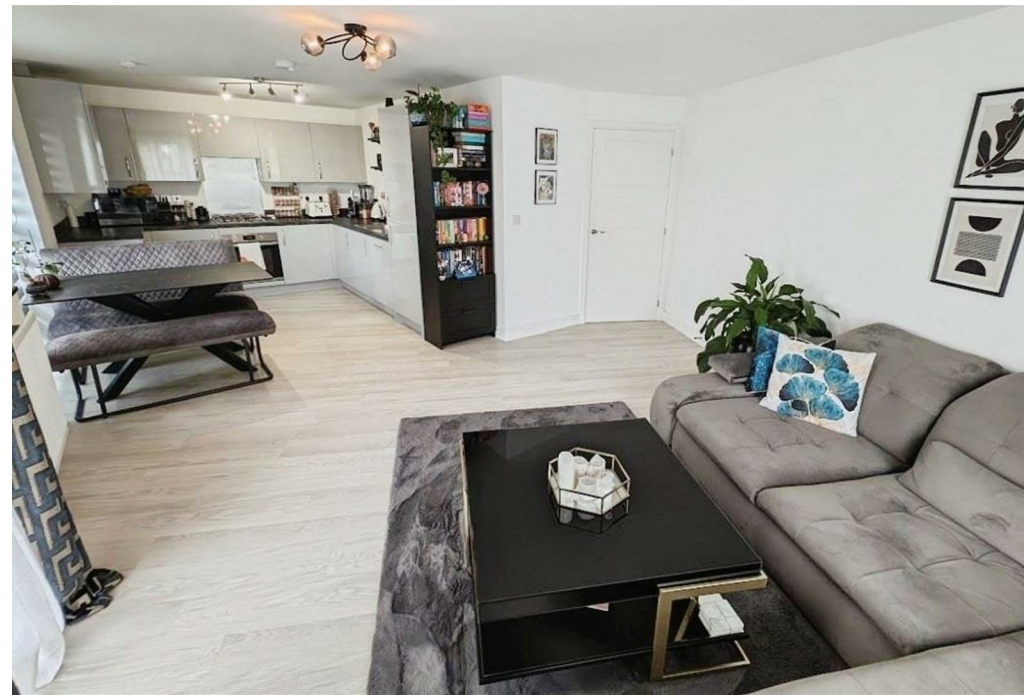


Oxleigh Way,
Stoke Gifford
BS34 8AL

£275,000

2 1 1 B

Situated in the desirable area of Harry Stoke, Bristol, this well-presented ground floor apartment offers a perfect blend of modern living and comfort. The property features a welcoming entrance hall that leads into a spacious kitchen, living, and dining room, ideal for both relaxation and entertaining. With two sized bedrooms, this apartment is ideal for small families, couples, or individuals seeking extra space. The modern bathroom is designed with contemporary fittings, ensuring a stylish and functional space. The apartment benefits from gas central heating and double glazing, providing warmth and energy efficiency throughout the year. Additionally, the property includes an allocated parking space, a valuable feature in this popular location. Stoke Gifford is well-connected, offering easy access to local amenities, transport links, and green spaces, making it an excellent choice for those looking to enjoy a vibrant community while still having the tranquillity of home. This apartment is a wonderful opportunity for anyone seeking a modern living space in a convenient and attractive area. Don't miss the chance to make this delightful property your new home.



ENTRANCE HALL

Entrance door, laminate flooring, storage cupboard, radiator.

KITCHEN/LIVING/DINING ROOM 25'5" max - 16'8" x 16'4" max - 10'4"

Double glazed window to side and rear, laminate flooring, two radiators, double glazed door to rear and balcony. Range of modern wall and base units, work surfaces, single drainer sink unit, built in oven, gas hob and extractor hood, integral fridge/freezer, dishwasher and a washing machine. Gas boiler.

BEDROOM ONE 16'8" x 9'10"

Double glazed window to side, fitted double wardrobe, radiator.

BEDROOM TWO 10'8" x 8'9"

Double glazed window to front, radiator.

BATHROOM

White suite of bath with shower over and shower screen, pedestal wash hand basin, W/C, mirrored wall cabinet, tiled floor, radiator.

PARKING

Allocated parking space.

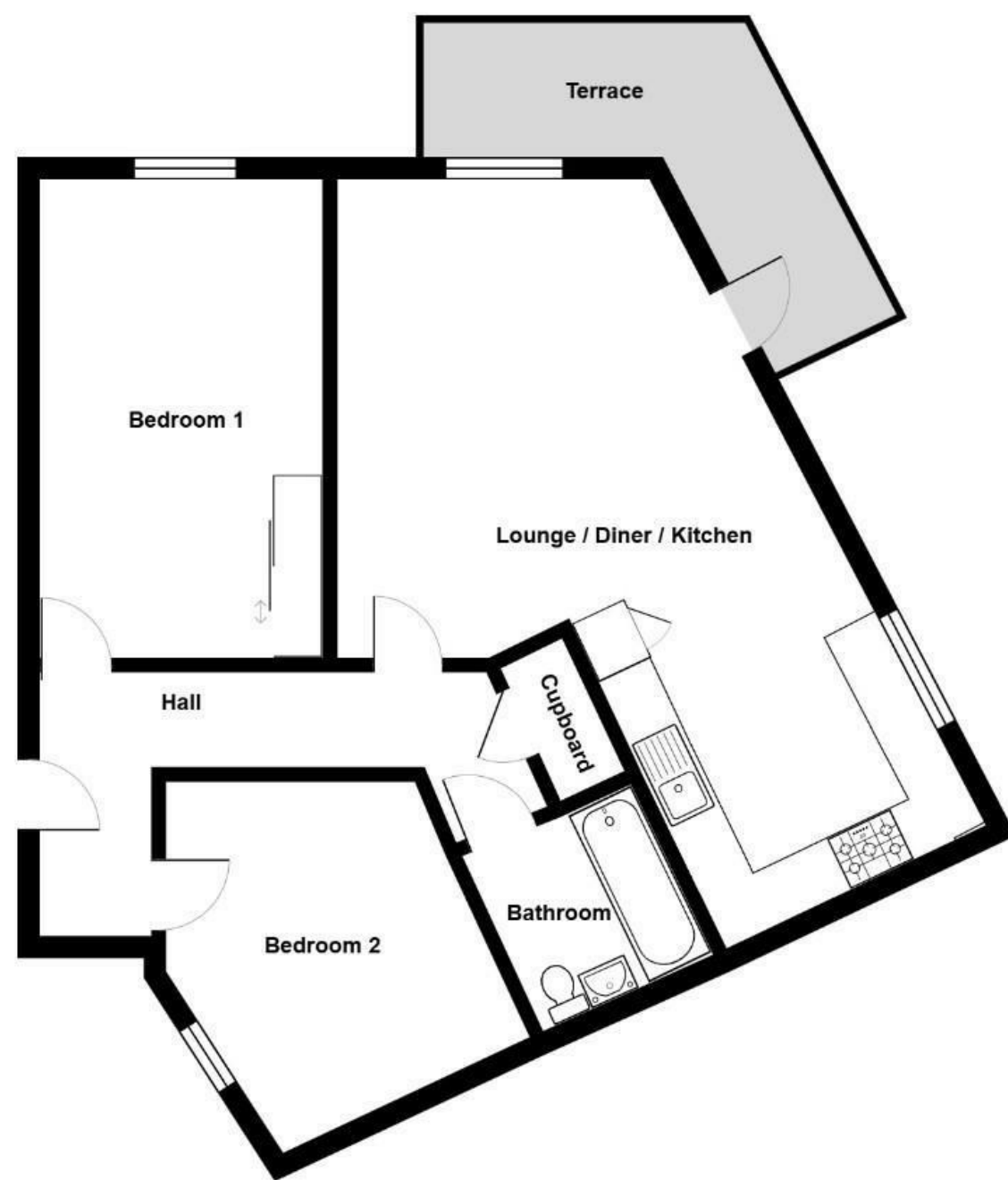
Annual Service Charge

There is an annual service charge of £1,713 per year.

AML (Anti money laundering)

“Estate agents operating in the UK are required to conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute’s Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted”

Tenure: Leasehold
Council Tax Band: B



- Well Presented Ground Floor Apartment with balcony
- Entrance Hall
- Kitchen/Living/Dining Room
- Modern Bathroom
- Two Bedrooms
- Gas Central Heating
- Double Glazing
- Allocated Parking Space

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.