



Atlas Close, BS5

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A spacious purpose built two bedroom flat located at the head of a quiet cul-de-sac with a larger than average garage and a driveway at the front. The flat would make a great first home or buy-to-let investment and is available with no onward chain.

### ACCOMMODATION

Lounge

Kitchen

Two double bedrooms

Bathroom

Garage

Driveway

No Onward Chain

northwood





## DESCRIPTION

A surprisingly spacious two bedroom purpose built flat located in Speedwell and within walking distance of local shops, public transport links and areas of public open space.

One of the unique advantages of the property is the fact it offers a larger than average garage and driveway, this is rarely seen in properties within this price point.

Upon arrival at the property a driveway offers invaluable off-street parking. The driveway leads to the garage and to the private front door of the property.

Once inside the front door you are greeted with a flight of stairs which lead to the first floor and the internal accommodation within the flat.

On the first you will find two double bedrooms, a lounge, kitchen and the family bathroom.

The master bedroom is located at the front of the property and is a comfortable double bedroom, the second bedroom is also located at the front and like the master bedroom is a comfortable double bedroom, there is also a fitted cupboard within the bedroom.

The lounge is at the rear of the property and is a generous social space, with enough room for sofas and dining room furniture. Within the lounge is a feature fireplace as well as a folding door which leads through to the kitchen.

The kitchen is fitted with a range of wall and floor units, there is plumbing for a washing machine as well as space for a cooker and fridge/freezer.

The family bathroom with a bath with shower over, WC and wash hand basin completes the accommodation on offer within the flat.

## SITUATION

Nestled in the eastern part of Bristol, Speedwell is a residential neighbourhood that combines a rich history with a sense of modern renewal. With its strategic location, diverse community, and a range of amenities, Speedwell is steadily gaining popularity among residents and visitors alike.

Speedwell is an attractive choice for families, young professionals, and students due to its affordability compared to other parts of Bristol. The area offers a mix of housing options, including Victorian terraces, post-war homes, and newer developments.

The diverse culture within the city makes it an ideal destination for dining out, with a number of high-quality restaurants and brasseries within the Clifton area and throughout the city. The city is also home to a number of iconic landmarks including Brunel's Clifton Suspension Bridge and the impressive SS Great Britain. The Bristol International Balloon Fiesta is held annually at the Ashton Court estate and attracts balloonists and spectators from all corners of the world.

Bristol also boasts a modern shopping centre in the heart of the city, Cabot Circus which offers a broad spectrum of shops and dining facilities. On the northern side of the city just off junction 17 of the M5 is the regional shopping centre Cribbs Causeway, again offering a plethora of shops, restaurants, and leisure facilities.

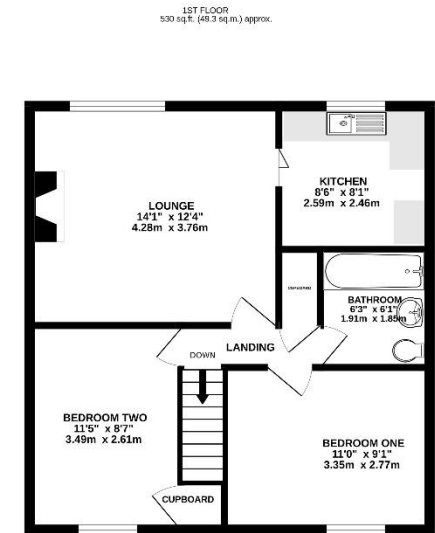
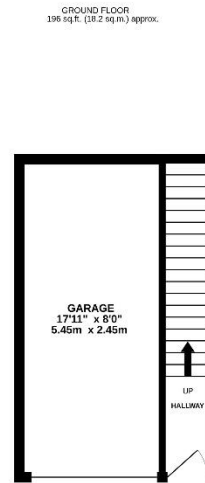
The Heritage city of Bath is also within easy reach of the property. Famed for its Georgian architecture Bath is home to the Roman Baths and is a popular destination for locals and tourists. The city also boasts a racecourse for the racing enthusiasts.

Mainline rail connections to London Paddington are offered at Lawrence Hill station which is approximately 2 miles away. For those looking to travel further afield, Bristol International Airport is a mere 11 miles away and offers regular domestic and international flights.

## GENERAL

Tenure – Leasehold, 146 years remaining. £0.00 service charge. Services - Mains water, mains gas, mains electricity. Postcode – BS5 7XT. Energy Performance Certificate – D. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777. Please note, some of the pictures have been virtually staged.

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TOTAL FLOOR AREA: 727 sq.ft. (67.5 sq.m.) approx.  
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