



**Paxton Drive, BS3**

## Paxton Drive, BS3

A spacious one bedroom apartment located within a popular development on the periphery of Bristol. The property is offered with no onward chain and is within walking distance of Ashton Court, Greville Smyth Park and North Street.

### ACCOMMODATION

Hallway with large storage cupboard

Open plan Lounge/Kitchen

Double bedroom

Family bathroom

Allocated parking

No onward chain

northwood





## DESCRIPTION

Located in a modern development on the periphery of Bristol yet still within easy reach of the city centre and the ever popular North Street with its eclectic range of shops, restaurants, bars and cafes is this one bedroom apartment offered to the market with no onward chain.

A communal door from outside leads to the communal hallway, stairs lead to the third floor, there is also a lift to the third floor. Once inside the apartment there is a hallway which leads to the relevant rooms within the property.

At the far end of the hallway is the bedroom which offers ample space for a double bed, wardrobes and additional furniture. The bedroom also offers a near full height window which offers an outlook towards the neighbouring Greville Smyth Park.

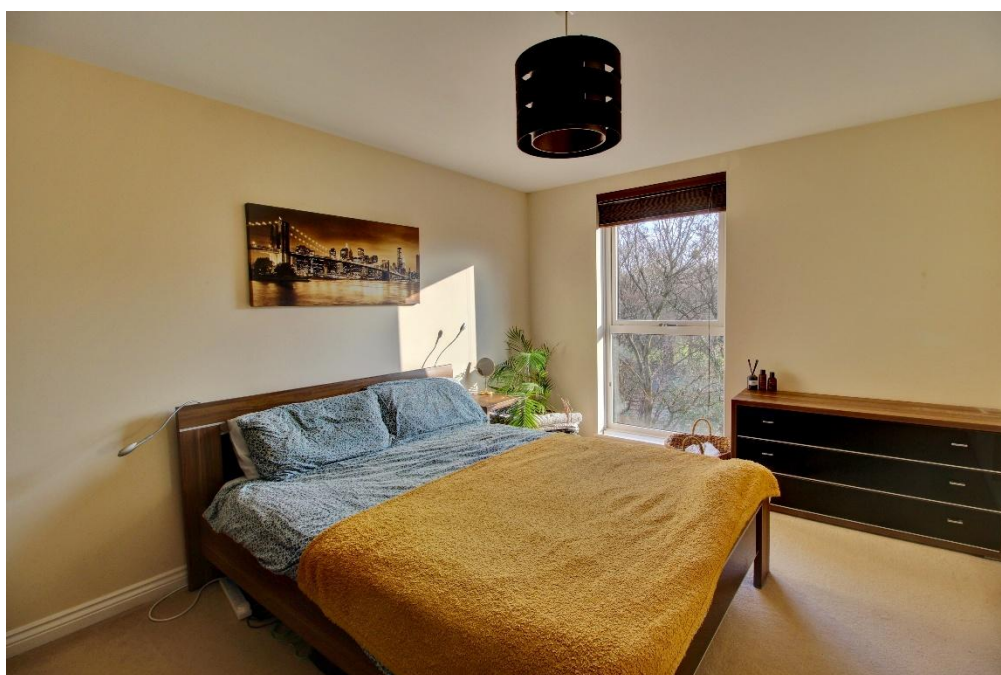
The open plan lounge/kitchen is located next to the bedroom.

The kitchen area is fitted with a range of wall and floor cupboards and also includes an integrated oven and hob as well as space for a fridge/freezer and plumbing for a washing machine, the current appliances will be included within the sale.

At the far end of the lounge large window helps to flood the room with ample natural light, whilst also offering an outlook over Greville Smyth Park.

Accessed from the hallway is the family bathroom. Within the bathroom there is a bath with shower over, WC and wash hand basin. The bathroom has complimentary tiled splashbacks.

There is one allocated parking space for the property plus a bin and bike store for resident's use. Visitor parking is also available with a valid permit.



## SITUATION

Bristol is famed for its growing reputation within the business sector and is home to a number of large employers including Rolls-Royce and the MOD.

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.

The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Parson Street Station. For those looking to travel further afield, Bristol International Airport is a mere 8 miles away and offers regular domestic and international flights.

## GENERAL

Tenure – Leasehold Balance of 99 years from 31<sup>st</sup> March 2011. Annual service charge £1,128.50. £0.00 per annum ground rent. Services - Mains water, mains electricity. Postcode – BS3 2BE. Energy Performance Certificate – C. Viewings - Strictly by appointment with the Vendors agent  
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GROUND FLOOR  
519 sq.ft. (48.3 sq.m.) approx.



**TOTAL FLOOR AREA - 513 sq.ft. (48.3 sq.m.) approx.**

