



The Savoy, BS11

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A purpose built two bedroom apartment located with parking in an excellent position within the village, close to local shops and within walking distance to the train station. The property is offered to the market with no onward chain.

### ACCOMMODATION

Lounge/Kitchen area

Double bedroom

Home office/bedroom

Shower room

Parking

No Onward Chain

The logo for Northwood, featuring a stylized red and white graphic above the word "northwood" in white lowercase letters on a dark purple square background.

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## DESCRIPTION



A modern purpose built apartment located in a convenient position within the village, the property is within walking distance to the local shops, train station and the park and ride. The property also benefits from a parking space within the secure communal parking area.

Upon arrival at the property the front door of the block leads you into the communal hallway on the ground floor, from here stairs and a lift provide access to the relevant floors within the building.

Upon arrival on the 3<sup>rd</sup> floor, follow the corridor to the main entrance to the flat. The front door then opens to the internal hallway, once inside, doors lead to the relevant rooms within the property.

The lounge/kitchen area is located at the front of the property and overlooks Station Road, the room is a spacious open plan principal reception room with enough space for living furniture and a table and chairs.

The kitchen is fitted with a range of wall and floor cupboards and includes an integrated oven, hob and fridge/freezer, there is also plumbing for a washing machine.

Head back into the hallway and next to the lounge is the larger of the two bedrooms, like the lounge the bedroom overlooks Station Road, it also benefits from a built -in double wardrobe as well as additional eaves storage.

The second bedroom within the flat would make a perfect home office or even a nursery or child's bedroom, previous occupiers have used this as a day-to-day bedroom.

The bathroom comprises a large shower enclosure as well as a wash hand basin and WC all of which are finished in classic white.

Within the hallway there is also a useful storage cupboard.



## SITUATION

Nestled on the northwestern edge of Bristol, Shirehampton is a district that retains the charm of a traditional English village while benefiting from its proximity to the city.

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.

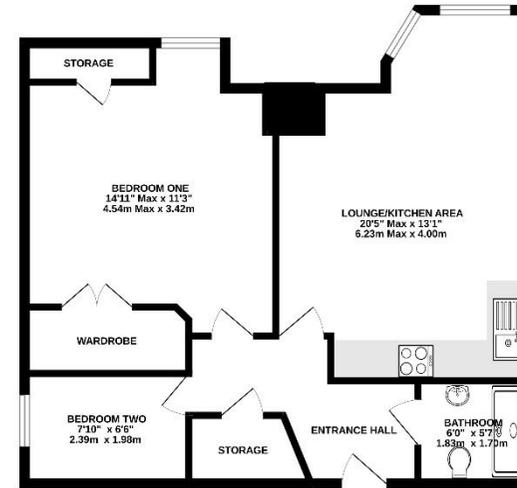
The M4 and M5 motorways are within easy reach, mainline rail connections to London Paddington are offered at Shirehampton Station. For those looking to travel further afield, Bristol International Airport is a little over 11 miles away and offers regular domestic and international flights.

## GENERAL

Tenure – Leasehold. Services - Mains water, mains electricity. Postcode – BS11 9QB. Energy Performance Certificate – C. Viewings - Strictly by appointment with the Vendors agent Northwood 0117 9635777. Please note, some of the pictures have been virtually staged to illustrate how the property could look when furnished.

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