



## 166 Oak Leaze

Charlton Hayes, Bristol, BS34 5FN

£1,350









This spacious ground floor apartment boasts its own private entrance and is ready to move into immediately.

The apartment is offered unfurnished and comprises a large open plan kitchen/living room (including an integrated fridge/freezer and washing machine), two double bedrooms with a built in wardrobe to the master bedroom and a modern bathroom with a shower over the bath. Extra benefits include a spacious entrance hallway with storage cupboards, gas central heating and an allocated parking space. There is also a locked bicycle store and large communal open grass space (pictured).

Charlton Hayes has proved itself as a fantastic area to live. Cribbs Causeway is only 1.3 miles away with a superb choice of shops, restaurants and The Venue (which has a cinema, a bowling alley and plenty more restaurants). There is easy access to the M4 and M5 motorways and regular buses that run across the A38 to the city centre.

There are a select few providers for TV and broadband in Charlton Hayes.

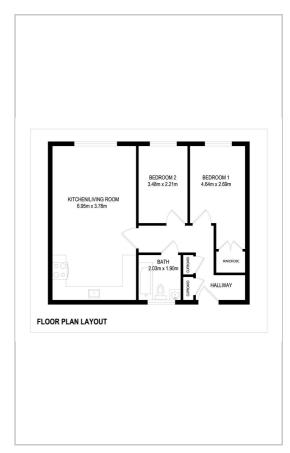
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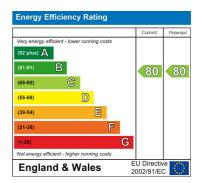
## Area Map



## Floor Plans



## **Energy Efficiency Graph**



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