



Paxton Drive,

- No Onward Chain
- Penthouse Apartment
- Ensuite To Bedroom One
- Views Of Clifton Suspension Bridge
- 0.2 Miles To Greville Smyth Park
- Allocated Parking Space
- Three Bedrooms
- Private Terrace
- 0.5 Miles To North Street
- 1.2 Miles To Wapping Wharf

Offers In The Region Of £385,000

HUNTERS®
HERE TO GET *you* THERE

Paxton Drive,

DESCRIPTION

Hunters are thrilled to present for sale this stunning three bedroom penthouse apartment in the popular Paxton Drive development on the edge of Bower Ashton. Offered with no onward chain and a well presented condition throughout its sure to prove ideal for anyone looking for a superb apartment in a prime location.

Internally the apartment shares a communal hallway which leads to both stair and lift access to the fourth floor. Upon entering there are two storage cupboards with the large kitchen/ living room sitting at the rear offering a modern kitchen with ample natural light with access to the wraparound terrace. There are three bedrooms, all of which will fit double beds, the largest of which affords an ensuite shower room. The bathroom sits off the landing and offers a three piece suite. Externally there is access to the communal bike store and allocated parking space.

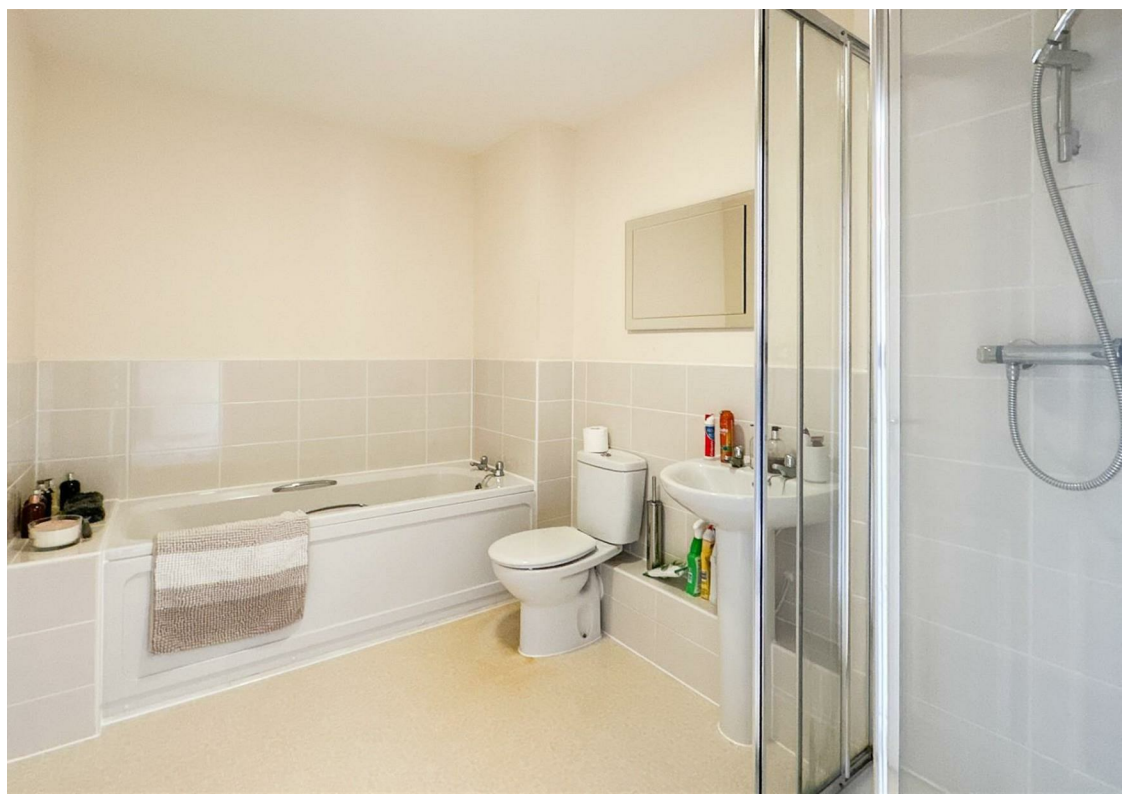
Apartment 117 sits to the rear of the Paxton Drive development, offering a tucked away location complete with a stunning view of Clifton suspension bridge, visible from both the living room and second bedroom. Predominantly popular with first time buyers and down sizers the property offers a great easy access location to North Street and the pretty Ashton Court estate. Whilst Greville Smyth Park sits just a stones throw away with Wapping Wharf sitting just over a mile away.

TENURE-
Leasehold

LEASE INFORMATION-
Lease term - 113 years remaining
Service Charge - £233.00 per calendar month
Ground Rent - £400.00 per annum

COUNCIL TAX BAND-
D





FLOOR SPACE
968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropac C3022

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 | |

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.

Viewing

Please contact our Hunters Bedminster Office on 0117 953 5375 if you wish to arrange a viewing appointment for this property or require further information.

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