



Not for marketing purposes INTERNAL USE ONLY

Paxton Drive
Bristol



Property Description

Connells are pleased to be bringing this 1367 sqft, 3 double bedroom duplex apartment in the Ashton Gate development with a private garden and allocated off street parking. To the ground floor there is a large living space with floor to ceiling windows and access to the private garden space, a WC, kitchen/diner and a good sized storage cupboard. The rear garden has been laid to lawn which is South East facing. Upstairs there is a master bedroom with en suite, two double bedrooms and finally a 3 piece suite with shower over bath. This property also features EV charging, which is a great luxury and rare for flats.

This is a unique property in this development, ideal for first time buyers wanting to be located within BS3's thriving community. The property has potential to achieve £1800pcm in rental with the relevant HMO license in place so also a fantastic opportunity for a landlord looking to expand their portfolio.

Lounge/Diner

21' 2" x 16' 3" (6.45m x 4.95m)

Two double glazed windows and double glazed door to rear. TV point, wall-mounted radiators.

Kitchen

15' 5" x 13' 3" (4.70m x 4.04m)

Double glazed window to rear. Built-in electric oven and hob. Matching base and head units. Space for fridge/freezer and space/plumbing for washing machine.

Bedroom One

15' 9" x 12' 9" (4.80m x 3.89m)

Double glazed window to rear. Radiator and TV point.

En-Suite

3 piece bathroom suite with low level WC, shower cubicle with glass door, wash hand basin with vanity mirror, and towel rail.

Bedroom Two

12' 8" x 9' 9" max (3.86m x 2.97m max)

Double glazed window to rear. Radiator.

Bedroom Three

10' 8" x 9' 1" (3.25m x 2.77m)

Double glazed window to rear. Radiator.

Bathroom

Three piece bathroom suite with low level WC, wash hand basin with vanity, and bath with shower over. Towel rail.

Rear Garden

Enclosed rear garden. Patio laid to lawn with raised planters on perimeter.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

Service Charge:
 4439.87

Ground Rent:
 295.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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