



Connells

Druid Woods Avon Way
Bristol



Property Description

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

**Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Set in the stunningly picturesque grounds of Druid Woods this two double bedroom top floor apartment offers enormous refurbishment potential plus garage and communal parking. No onward chain. Residents of Druid Woods benefit from communal leisure facilities in the block such as swimming pool, squash court and gym. Those looking for their next home with green surroundings and well located for travel links and local amenities should look no further.

Druid Woods is an exclusive purpose built development situated in the leafy suburb of Stoke Bishop just a short stroll away from Durdham Downs. The building is well established and is surrounded by well-manicured communal gardens and benefits from an impressive array of private residents facilities.

Communal Facilities

There is also the added benefit of a single garage and various parking bays available on a 'first come, first serve' basis. The property also has the benefit of some wonderful communal areas that include the use of a heated swimming pool with bbq terrace area, gym, squash court and laundry room, as well as beautifully maintained wooded communal gardens with stream

Entrance Porch

Entrance Hall

Lounge/ Dining Room

19' x 18' 9" (5.79m x 5.71m)

Kitchen

9' x 7' 6" (2.74m x 2.29m)

Bedroom One

17' 4" x 9' 2" (5.28m x 2.79m)

Bedroom Two

12' 6" x 9' 8" (3.81m x 2.95m)

Bathroom

Garage

18' 4" x 8' (5.59m x 2.44m)

Communal Parking And Grounds

Agents Note

'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: F

Tenure: Leasehold

view this property online [connells.co.uk/Property/WOT308125](https://www.connells.co.uk/Property/WOT308125)

This is a Leasehold property with details as follows; Term of Lease 999 years from 19 Apr 1970. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WOT308125 - 0007

