



Oxleigh Way, Stoke Gifford BRISTOL BS34 8AW

welcome to

Oxleigh Way, Stoke Gifford BRISTOL

This incredible apartment offers an abundance of light, tremendous outlook and a wonderful position on this desirable development. The space is free flowing, well proportioned and manages to combine style and functionality perfectly.

Oxleigh Way Entrance

The communal entrance is located to the side of this handsome building beyond the manicured gardens and attractive pathways.

Communal Areas

Attractive communal areas, wide access points, plenty of natural light and modern glazed doors.

Private Front Door

Leads directly into the spacious hallway.

Hallway

10' 10" max x 9' 3" max (3.30m max x 2.82m max)

The extremely well proportioned entrance hallway instantly accentuates the feeling of space as found throughout. Finished with twin pendant lights and stylish wood effect flooring, this area leads onwards to all rooms and built-in storage. The light here streams through from the front and side aspects whilst the bedroom and living room doors are open. Space for functional and decorative furniture as required.

Utility / Storage

5' 5" max x 2' 2" max (1.65m max x 0.66m max)

This double door small room/cupboard space offers great storage options and is the location for the hot water tank.

Living Space

23' 2" max x 12' 1" max (7.06m max x 3.68m max)

The superb living space very comfortably combines a spacious living area, dining space and kitchen. The seamless continuation of flooring as from the hallway grants pleasing uniformity and a sense of flow between areas. The entire space benefits from huge light and a very pleasant outlook to the front

and sides given the windows and glazed doors to the balcony. Again, finished to a modern and high standard in brilliant white with pendant lights and splashes of style given the pleasing decorative items.

Kitchen Area

The modern kitchen combines wall and base units in brilliant white with granite effect worktops and black associated furniture. Included here is an integrated fridge and freezer, oven and electric hob, stainless steel sink and drainer plus extractor and stainless steel splash back. Plenty of additional storage with space adjacent for a full sized dining table. Four spot light bar above.

*Space adjacent for a full dining table.

Balcony

15' 2" max x 18' 4" max (4.62m max x 5.59m max)

The balcony leads from the living space offering a beautiful spot for al-fresco dining and the perfect place to relax. The view here extends through the site and the unobscured nature of the position offer tremendous light levels. The space manages to grant a feeling of 'inside-outside' living perfectly and spans the front and side of this wonderful apartment.

Bedroom

13' 9" max x 11' 11" max (4.19m max x 3.63m max)

Stylish and spacious double bedroom with mirror front built-in storage and large windows to the front aspect. Light and bright with great outlook and currently finished with a pendant light and grey mottled carpet.

Bathroom

7' max x 6' 6" max (2.13m max x 1.98m max)

Again stylish and well proportioned. The space includes a bath and shower over with glass screen, WC, basin and chrome heated towel rail. Finished to a high standard with luxury flooring, brilliant white walls with dark tiles against contrasting grout.

Parking

One allocated parking space adjacent.

Agents Notes

This is a leasehold property with a 999 year lease with 996 remaining.

We have been advised that the current service charge is £1816.91 p/a with zero ground rent.

We advice that all lease information is checked independently.



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



welcome to
Oxleigh Way,
Stoke Gifford BRISTOL

- MODERN AND STYLISH / EXPANSIVE WRAP AROUND BALCONY
- Desirable Brooklands Development
- Great Site Position Offering Light and Views
- Additional Window to the Side
- Allocated Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£235,000



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Property Ref:
STG109177 - 0003

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