



**Larch Way, Patchway Bristol BS34 5DW**

**welcome to**

## **Larch Way, Patchway Bristol**

This super two double bedroom apartment with garage is located adjacent to Charlton Hayes and the exciting new Brabazon site. The property is exceptionally spacious and benefits from tremendous light throughout. There is also vast storage, light and long views.

### **Larch Way Communal Entrance**

Leads to all areas with central staircase.

### **Top Floor / Private Entrance**

Leads inwards to the internal hallway.

### **Hallway**

10' 8" max x 2' 11" max ( 3.25m max x 0.89m max )  
Well presented hallway with fitted carpet and painted walls. Spacious and immediately accentuates the feeling of space as found throughout.

### **Hallway Section 2**

5' 11" max x 6' 9" max ( 1.80m max x 2.06m max )  
Finished to the same good standard leading to all areas.

### **Living Room**

14' 3" max x 13' 7" max ( 4.34m max x 4.14m max )  
Spacious with triple windows to the front aspect. The views from here are splendid and the light is a pleasure. The space is 'part-open' and linked to the kitchen via breakfast bar with storage and wide door opening. Additional storage cupboard to side.

### **Kitchen**

10' 4" max x 8' 5" max ( 3.15m max x 2.57m max )  
Again, spacious and open with plenty of light given windows on two aspects. The kitchen is complete with wall and base units and benefits from a very spacious larder off to the side.

### **Bedroom 1**

11' 6" max x 10' 9" max ( 3.51m max x 3.28m max )  
Well proportioned double bedroom and finished with carpet, pendant and built-in storage. Great views to the rear aspect.

### **Bedroom 2**

10' 9" max x 9' 9" max ( 3.28m max x 2.97m max )  
Similarly well proportioned double bedroom and finished with carpet, pendant and built-in storage. Great views to the rear aspect.

### **Bathroom**

6' 6" max x 6' 6" max ( 1.98m max x 1.98m max )  
Electric shower over bath with wood paneling, lino flooring, WC, basin, bulk-head light and coving. Good size and well presented.

### **External**

#### **External Storage**

9' 3" max x 3' 9" max ( 2.82m max x 1.14m max )  
Located off the shared hallway prior to the entrance. Very useful storage space.

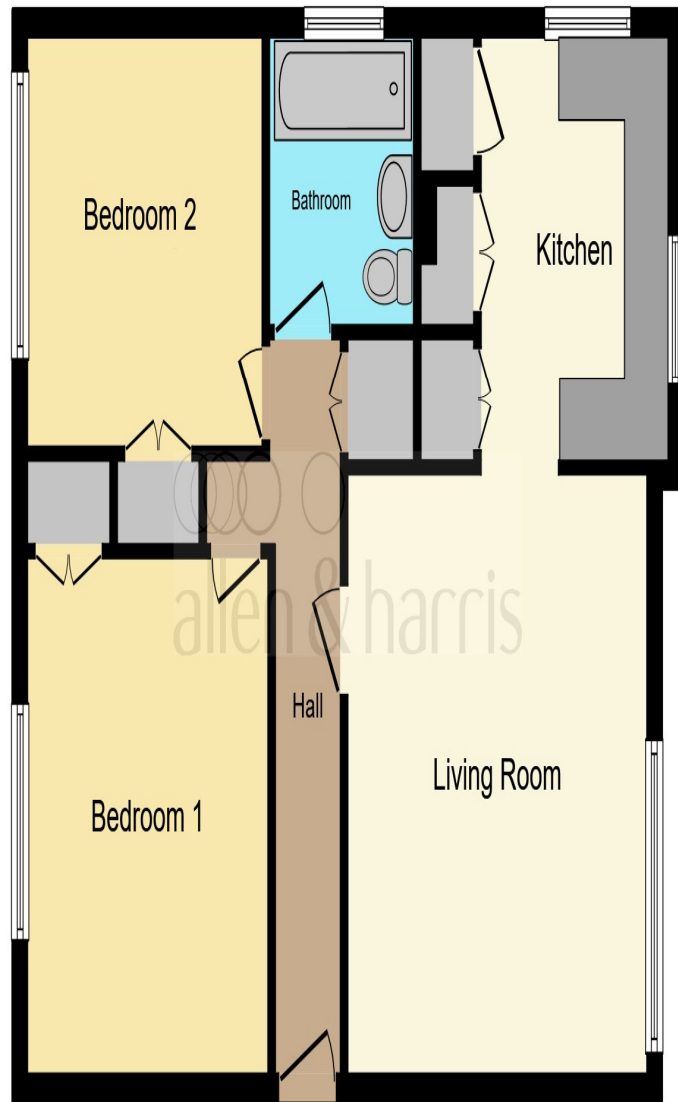
### **Garage**

Well proportioned garage with up-and-over doors.

### **Agents Notes**

We have been advised by the seller that the service charge is £99.73 pcm and the lease has approximately 95 years left to run.

We recommend that all legal and financial information is changed 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](http://www.focalagent.com)

