

property details **approval form**

85 Champs Sur Marne, Bradley Stoke, Bristol, England, BS32 9BL

Date: 21 August 2025

Property Ref and Version: STG109392 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£214,500

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2003.

>> **key features**

- > GROUND FLOOR APARTMENT - CALLING RESIDENTIAL BUYERS AND INVESTORS ALIKE
- > TWO BEDROOMS
- > TWO BATHROOMS
- > CLOSE TO THE WILLOW BROOK CENTRE
- > ALLOCATED OFF STREET PARKING
- > MAIN BATHROOM AND EN-SUITE INCLUDED
- > BRADLEY STOKE COMMUNITY SCHOOL
- > NO ONWARD CHAIN
- > EPC Rating: C

>> **short description**

This superb two bedroom apartment, offered with no onward chain, is stylish and well appointed. The ground floor position ensures lovely light throughout, two double bedrooms, two bathrooms, allocated parking. Excellent location for the wealth of amenities and transport links.

>> **long description**

This superb two bedroom apartment, offered with no onward chain, is spacious and well appointed, large windows throughout provides lovely light across the apartment. The apartment is well placed for local amenities including the Willow Brook centre with multiple major stores and businesses. Furthermore the location benefits from incredible transport links, including Parkway Train Station and the Metro Bus, with direct links to the city centre.

The apartment is situated on the ground floor and comprises of two well proportioned bedrooms, with the main bedroom benefiting from en-suite facilities, family bathroom, spacious living room which opens out into the kitchen/dining area. Externally there can be found communal gardens and allocated parking.

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Perfectly located for the Leisure centre, Library and Bradley Stoke Secondary School. This light and bright property will appeal to investors and residential buyers given the long list of positive attributes.

>> **directions**

>> **Agent Note**

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>> room description

Entrance

Communal entrance with access to ground floor apartment.

Hallway

Two storage cupboards

Living Room

14' 6" x 11' 2" (4.42m x 3.40m)

Double glazed french doors and double glazed window, electric panel heater, open plan to;

Kitchen/ Diner

10' 9" x 9' 3" (3.28m x 2.82m)

Range of wall and base units with work surfaces over, stainless steel single drainer sink unit, integrated fridge/freezer, washing machine and dishwasher.

Bedroom One

11' 4" x 10' 1" (3.45m x 3.07m)

Double glazed window, electric heater, double wardrobe, door to;

En-Suite

Shower cubicle, low level WC, wash hand basin, electric heater.

Bedroom Two

12' 7" x 8' 7" (3.84m x 2.62m)

Double glazed window, electric heater.

Bathroom

Paneled bath, low level WC, pedestal wash handbasin, electric heater.

Allocated Parking

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>> **room description**

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>> **property images**



Your Allen & Harris office: 41 North Road, Stoke Gifford, BRISTOL, BS34 8PB

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>> **property images**



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>> floor plan



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

>> approval

	Signature	Date
James Bailey		
Mr J.H.M. Cartwright		