



**Stanley Court Bartholomews Square, Horfield Bristol BS7 0FF**

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## **Stanley Court Bartholomews Square, Horfield Bristol**

This superb two double bedroom apartment has an extraordinary living space that combines a lounging area, dining space and kitchen with ease. The low maintenance and spacious offering is flooded with natural light and located within one of Bristol's most convenient locations.

### **Stanley Court**

This mid floor apartment is one of 12 contemporary units that make up the Stanley Court development. Living accommodation of this well proportioned apartment comprises; entrance hallway, open plan living room/dining area and kitchen with integrated appliances, two bedrooms and a three piece bathroom suite. Externally the property benefits from gated secure parking.

### **Development Entrance**

Access Road from the Gloucester Road leading to an electric gate at point of entrance.

### **Communal Block Entrance**

Smart communal entrance leads inwards. Lift to all levels.

### **Private Entrance**

A private front door leads into the impressive hallway space.

### **Hallway**

The 'L-shaped' hallway offers great dimensions and instantly accentuates the feeling of space as found throughout. Finished with stylish modern grey mottled carpet, wall mounted radiator and ceiling pendant. The space leads to all areas and offers further very useful double-door storage/utility space.

### **Living Space**

21' 2" x 18' 4" ( 6.45m x 5.59m )

The main living space measures an impressive 21' by 18'. The space is flooded with natural light and the elevation of the building offers a great southerly aspect to the front given the prominent twin windows. The room comfortably accommodates a lounging area and kitchen alongside dining table

and/or desk if required. Includes Kitchen area.

The sizable room is finished with attractive grey wood effect flooring, wall mounted radiator and three well positioned pendant lights.

### **Kitchen Area**

The smart and very well appointed kitchen includes wall and base units in white set against metallic door furniture and dark marble effect counter tops. There is exceptional storage space (and countertop space) and includes a stainless steel sink and drainer, double integrated oven, extractor and electric hob, with dishwasher and washing machine.

### **Bedroom 1**

10' 6" x 10' 7" ( 3.20m x 3.23m )

Well proportioned and finished with carpet, pendant light and wall mounted radiator plus window facing forward. The shape of the room allows for plenty of additional furniture and the space feels very pleasant and relaxing.

### **Bedroom 2**

10' x 10' 2" ( 3.05m x 3.10m )

The second bedroom also offers great proportions and is finished to the same high standard. Currently used as a dressing room but offers total flexibility. Potential a spare room, housemate's room, office etc.

### **Bathroom**

Well presented and spacious three-piece bathroom with shower over bath and glass screen. Finished with two painted feature walls, oversized wall tiles, modern vinyl flooring, integral storage shelf and extractor.

### **Store Room**

Accessed from the communal areas adjacent to the apartments. Hugely useful storage space which is rarely available.

### **Agents Notes**

We have been advised that the lease is 125 years with 117 remaining. The ground rent is £10 p/a and the current service charge is £700 p/a.

We further advise that legal and financial 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](http://www.focalagent.com)



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## Stanley Court Bartholomews Square, Horfield Bristol

- Spacious Two Double Bedroom Modern Apartment
- Superb Open-Plan Living Space with Kitchen and Dining Area
- Onsite Parking and Gated Entry
- Desirable Location Adjacent to Gloucester Road / Horfield Common
- Very Sizeable Storage Room Leading Away From Common Areas

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Sep 2024. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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0117 979 8082



StokeGifford@allenandharris.co.uk



41 North Road, Stoke Gifford, BRISTOL, BS34  
8PB



[allenandharris.co.uk](http://allenandharris.co.uk)