



Champs Sur Marne, Bradley Stoke Bristol BS32 9BZ

welcome to

Champs Sur Marne, Bradley Stoke Bristol

This superb two bedroom apartment is spacious, stylish and well appointed. The First Floor position ensures lovely light throughout and the balcony to the rear aspect benefits from garden views. The location within this well maintained block offers access to a wealth of amenities. Please contact us.

Champs Sur Marne

Entrance Into Communal Areas

The modern entrance to the front elevation leads to well maintained communal areas. A staircase leads upward to the first floor.

Front Door

A modern front door leads into the 'Pre-Hall'.

Pre-Hall

8' 5" max x 3' 10" max (2.57m max x 1.17m max)
The pre-hall space is a real bonus. This area with window to the front aspect is perfect for shoes, coats and further storage before the secondary entry point.

The space is complete with modern wood effect flooring in grey, pendant light and fitted blind to the window.

Hallway

11' 6" max x 5' 10" max (3.51m max x 1.78m max)
The main hall lead to all areas including the storage cupboard. The flooring continues seamlessly and the space accentuates the size and finish as found throughout.

Hall Storage

3' 7" max x 3' 3" max (1.09m max x 0.99m max)
Useful/Invaluable space for household items.

Living Room

15' 4" max x 11' 6" max (4.67m max x 3.51m max)
Very well proportioned living room with direct access out onto the balcony. The decor is fresh and stylish and the space is flooded with natural light. Here we find the kitchen adjacent via open arch allowing for dual aspect credential and the respective light.

Finished with modern grey wood effect flooring, pendant lights and offering space for multiple furniture items including a dining table.

Kitchen

11' 5" max x 6' 2" max (3.48m max x 1.88m max)
Again.....well proportioned, light, bright and stylish. Complete with wall and base units, fitted appliances plus window to the front aspect. The space is convenient and sociable given the position in relation to the living room.

Bedroom One

10' 11" max x 8' 5" max (3.33m max x 2.57m max)
Well proportioned with views out over the communal gardens, The space further benefits from built-in storage. Finished with grey carpet and pendant light.

Bedroom Two

6' 7" max x 10' 11" max (2.01m max x 3.33m max)
Again, well proportioned and finished to the highest standards. Also benefits from communal garden views to the rear aspect.

Bathroom

7' 2" max x 6' 8" max (2.18m max x 2.03m max)
The three piece bathroom offers extremely comfortable dimensions and includes: Shower over bath with glass screen, WC, basin, extractor and integrated shaver point. Finished to the highest standards with luxury vinyl flooring.

Balcony

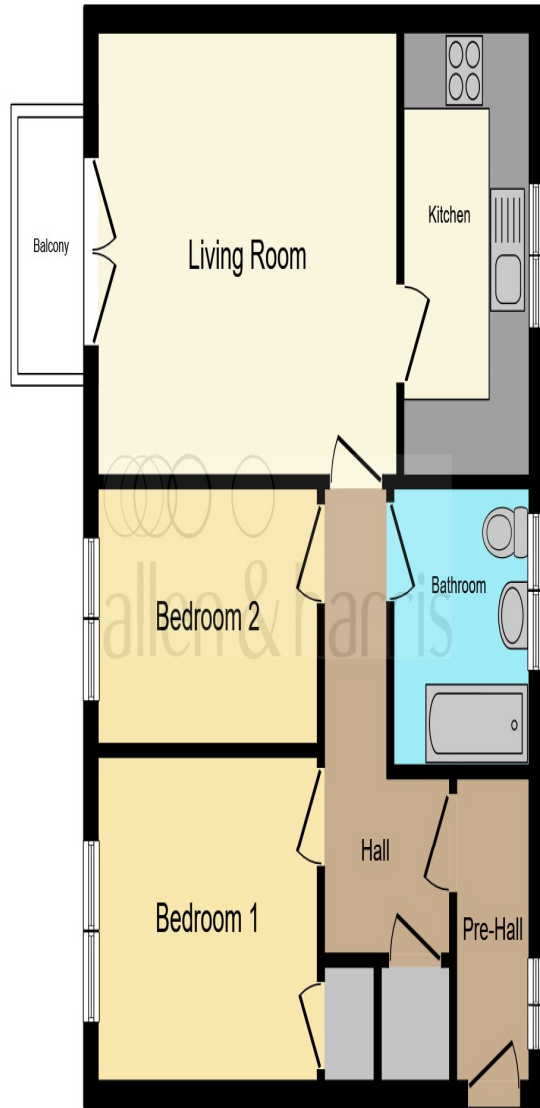
6' 7" max x 3' 3" max (2.01m max x 0.99m max)
Spacious covered balcony which is accessed via double doors. Lovely views and the perfect way to gain a feel of 'inside-outside' living with the doors

open.

Agents Notes

We have been advised that there is a 999 year lease as of May 2003, the service charge is £1907.24 p/a and the ground rent is £280 p/a.

We recommend that all 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



welcome to

Champs Sur Marne,

Bradley Stoke Bristol

- Stylish and Modern Two Bedroom Balcony Apartment - Residential and Investment Opportunity
- Desirable Central Bradley Stoke Location / 999 Year Lease / 60m2 as from EPC
- Light and Bright with Pleasant Outlook / Covered Balcony with Garden Views
- Allocated Parking to The Front / Additional 'Pre-Hall' Space
- Spacious Living Room with Linked 'Part-Open' Kitchen

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 May 2003. 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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Property Ref:
STG109526 - 0003

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