



**Lane End Road, Patchway Bristol BS34 5US**

**welcome to**

## **Lane End Road, Patchway Bristol**

The spacious apartment located on the third third benefits from outstanding views towards Brabazon and across Bristol. The space is finished to a high standard complementing the very well proportioned rooms including the ensuite. Furthermore the entrance hall grants a wow factor as soon as you enter.

### **Entrance**

The entrance to the building is offered to the front aspect alongside the walkway and lawned space. A modern glazed door leads into wells presented communal spaces which benefit from plenty of natural light. Phone entry systems linked to all individual apartments.

### **Communal Areas**

Light, bright, modern and well presented.

### **Entrance/Hall (third Floor)**

The modern door leads into the impressive entrance hallway. You are immediately met with a space and lights, The hallway instantly accentuates the feeling of space and size as found throughout. Finished with wood effect flooring, brilliant white paint all alongside a feature window to the rear aspect. Additional storage cupboard are located here.

### **Open-Plan Living Space**

22' 10" max x 14' 1" max ( 6.96m max x 4.29m max )  
The open-plan living space very comfortably accommodates the kitchen, dining area and lounging space with consummate ease. The room also boasts dual aspect credential with views toward Brabazon to the rear and over greenspace prior to Cribbs Causeway to the front aspect.

The flooring flows seamlessly from the hallway unifying the space and overall the room shouts subtle style. Finished with feature styling elements such as long reach pendant lights.....the room looks amazing against the gloss grey cabinetry and stainless steel elements of the kitchen.

The icing on the cake is the balcony to the front aspect grant that all important outside space that we all desire.

### **Kitchen Area**

The kitchen is finished to a high standard with gloss grey wall and base units, gas hob, integrated oven, fridge, freezer and dishwasher. There is also a stylish stainless steel extractor plus sink and drainer. Space for undercounter white goods. The position allows for the 'chef' to enjoy the stunning long views and the position adjacent to the dining space is hugely convenient and sociable.

### **Bedroom 1**

12' 10" max x 8' 9" max ( 3.91m max x 2.67m max )  
Very well proportioned bedroom with double windows to the front aspect. Finished with plush grey carpet and complete with ensuite shower room. Light and bright with pleasant views to the front aspect.

### **Ensuite**

5' 3" max x 4' 10" max ( 1.60m max x 1.47m max )  
The well proportioned ensuite includes a walk-in cubicle shower, WC and basin. The space is finished to a high standard in brilliant white alongside modern wood effect flooring.

### **Bedroom 2**

12' 3" max x 7' 2" max ( 3.73m max x 2.18m max )  
Again, great proportions for a second bedroom and finished to the same high standards.

### **Bathroom**

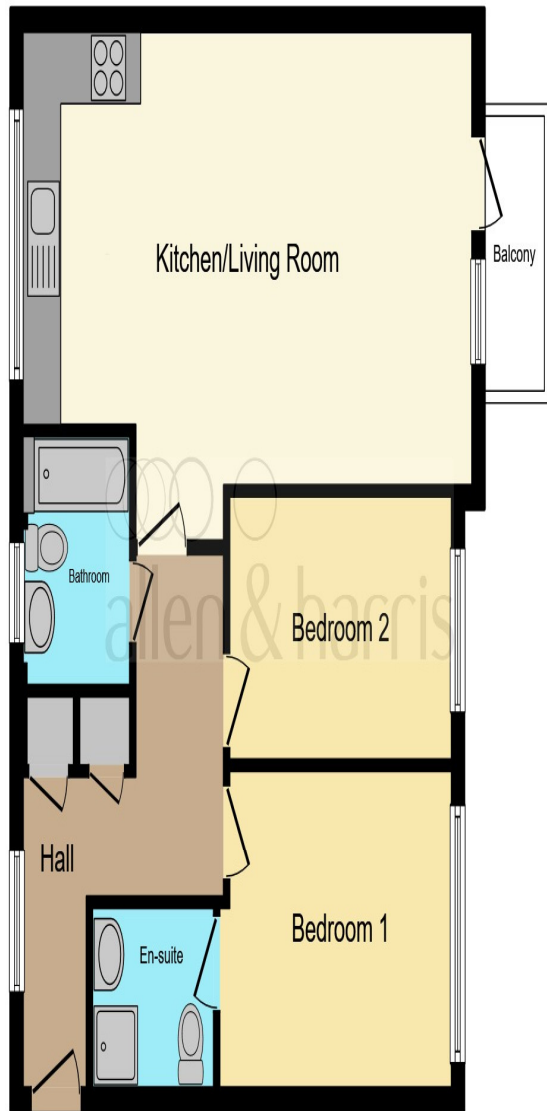
6' 9" max x 6' 3" max ( 2.06m max x 1.91m max )  
Continuing the theme.....the bathroom is light and bright and finished to a stylish modern standard, Included here is a bath with shower over, WC and basin.

### **Agents Notes**

We have been advised that the lease length is 999 years as from 2017, ground rent of £300 p/a and service charge of £700 p/a.

We advise 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](http://www.focalagent.com)



**welcome to**  
**Lane End Road,**  
**Patchway Bristol**

- Desirable Charlton Hayes Location
- Two Double Bedrooms
- Family Bathroom and Ensuite
- Allocated Parking / Exceptional Views
- Residential and Investment Opportunity

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

from

**£260,000**



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Property Ref:  
STG109699 - 0002

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